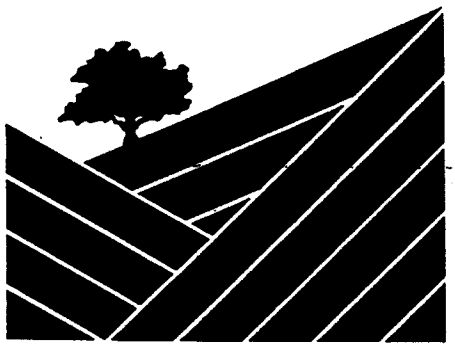
EL DORADO
HILLS



EL DORADO HILLS SPECIFIC PLAN

Approved by the
El Dorado County Planning Commission
December 23, 1987

Approved by the
El Dorado County Board of Supervisors
Date: July 18, 1988
Resolution No.: 226-88

El Dorado Hills Specific Plan

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SECTION 1.
INTRODUCTION

1.1 Purpose and Content of the Specific Plan

The purpose of the El Dorado Hills Specific Plan is to provide for the orderly and systematic development of the Plan Area in a manner consistent with the policies of El Dorado County and with the characteristics of the land. This purpose will be achieved by establishing a master plan for the development of approximately 4,000 acres of property that will contain an orderly, comprehensive program of development controls and implementation measures.

1.1.1 Implementation of Policies

The El Dorado Hills Specific Plan is designed to be consistent with, and represent a refinement and expansion of, the broader policies set forth in the El Dorado County Long Range Plan and the El Dorado Hills/Salmon Falls Area Plan. It provides a transition between those policies and the implementation regulations contained in both the zoning and subdivision ordinances. The plan's policies and standards will be implemented through land use entitlements granted subsequent to adoption of the Specific Plan, including zoning consistent with the Specific Plan. In addition, the use of the County's planned development overlay zoning designation will further ensure that development within the Specific Plan area occurs pursuant to the policies and standards of the Specific Plan. Should conflicts arise between the provisions of the planned development overlay zone standards and those standards and policies of the Specific Plan, the latter shall prevail. Similarly, the standards and policies of the planned development district shall prevail over conflicting provisions which may be applicable in the underlying zoning district. All subsequent subdivision and development, all public works projects, and all zoning regulations must be consistent with the Specific Plan.

1.1.2 Control of the Quality of Future Development

Goals and policies are established within the text of this Specific Plan in order to guide future development. In addition, Design Guidelines and conceptual Master Covenants, Conditions, and Restrictions (CC&Rs) will serve to provide more definitive controls for development. The Design Guidelines are included in the Specific Plan as Appendix B.

A Development Agreement will ensure compliance with the Design Guidelines, Master CC&Rs, Specific Plan, and applicable County ordinances and regulations.

1.1.3 Implementation Measures

The Specific Plan sets forth implementation measures to ensure the ultimate fulfillment of the plan concepts. These measures include:

- Goals and Policies
- Master Covenants, Conditions, and Restrictions
- Design Guidelines
- Funding Mechanisms to Provide for Specific Public Improvements
- Development Agreements

Each of these measures is applied individually or in concert with other measures to implement the intent of the Specific Plan. The application of these measures is described in Section 9, "Implementation."

1.1.4 Compliance with the California Environmental Quality Act (CEQA)

Pursuant to the provisions of CEQA, an Environmental Impact Report (EIR) has been prepared for the El Dorado Hills Specific Plan.

1.1.5 Structure of the Specific Plan Document

The Specific Plan consists of text and diagrams and includes:

Introduction: A description of the Plan Area setting and the background and concepts inherent in the Specific Plan.

The Specific Plan Elements: A description of the land uses, public services and facilities, and development program for the Plan Area.

The Implementation Plan: A description of the regulatory mechanisms necessary to implement the plan, including the timing, cost, and means of funding the major capital improvements required to serve the project.

1.2 Plan Area Setting

The Plan Area consists of gently rolling land in the lower foothills of the Sierra Nevada. Elevations within the Plan Area vary from 600 to 1,200 feet above sea level. The rapid rise in elevation at El Dorado Hills marks the first dramatic change in elevation as one travels eastward along Highway 50 from Sacramento. Consequently, the area affords a sweeping panorama across the Sacramento Valley, and it is not uncommon to be able to see Mt. Diablo and the Sutter Buttes. At night, the lights of Sacramento and the surrounding communities illuminate the valley floor.

The Plan Area is divided into two major topographical areas: the valley floor area and the uplands area. The uplands portion of the Plan Area consists of undeveloped tree and grass-covered rangeland. The valley floor portion is an area of grassland with few trees and gentle slopes. Traditionally, cattle grazing has been the primary activity in the Plan Area.

1.2.1 Existing Land Uses

Properties within the Plan Area boundary are generally unimproved, although some development of the valley floor area has occurred in recent years.

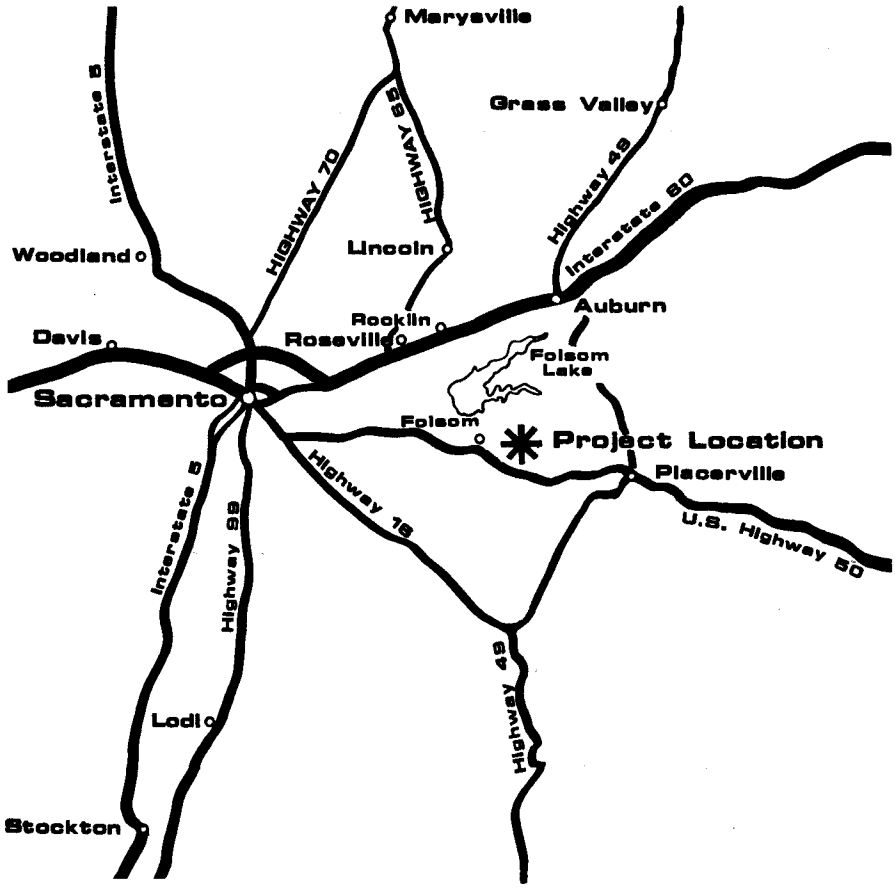
The land immediately surrounding the Plan Area, particularly to the north and south, is predominantly undeveloped or developed at very low residential densities. The El Dorado Hills/Salmon Falls Area Plan designates a majority of these areas as Low Density Residential (one dwelling per 5-9.9 acres). The area along El Dorado Hills Boulevard, immediately west of the Plan Area, is the most intensive area of development in the vicinity of the Plan Area. It includes a golf course, fire station, elementary and high schools, a limited amount of commercial development, and several residential subdivisions.

The principal higher density development near the Plan Area consists of several residential villages within the El Dorado Hills community, including Stonegate Village and St. Andrews Village located just east of El Dorado Hills Boulevard, and the villages of Park, Ridgeview, Marina, Lake Forest, Governor's, and Crown located just west of El Dorado Hills Boulevard. Most of these villages are designated High Density Residential (five dwelling units per acre [du/ac]) by the El Dorado Hills/Salmon Falls Area Plan.

1.2.2 Current Land Use Policies

The Specific Plan lies within the boundary of the El Dorado Hills/Salmon Falls Area Plan and is subject to the zoning and land use policies set forth in that plan. Most of the Specific Plan area is designated on the Area Plan map for High Density Residential (three du/ac or five du/ac

Figure 1
Regional Location Map



under a planned development). The proposed land use within the Specific Plan is significantly lower in density than that allowed by the current El Dorado Hills/Salmon Falls Area Plan designations.

1.2.3 Plan Area Ownership

The Plan Area includes 3,646 acres owned by El Dorado Hills Investors, Ltd. (EDHI) and an additional 250 acres owned by others. Appendix A lists all properties contained within the Plan Area boundary, including assessor's parcel number, ownership, and total acreage.

1.2.4 Economic Setting

El Dorado Hills is located in the eastern portion of the Sacramento Metropolitan Statistical Area (SMSA), which includes Sacramento, Yolo, Placer, and El Dorado Counties. This region is projected to grow from a population of 1.2 million in 1985 to 1.9 million by 2010. The focus of development in the Sacramento region for many decades has been in the downtown core area and along the major freeway routes extending east and northeast from the core area, Highway 50 and Interstate 80, respectively.

During the last 10 years, these two freeway corridors have attracted the majority of new employment and housing development in the region. Since 1980, the communities of Folsom and Rancho Cordova along Highway 50 and the South Placer communities along Interstate 80 have undergone rapid employment growth with the expansion of high technology and new service industries.

A major component of this new expansion is the El Dorado Hills Business Park, a 909-acre facility located south of White Rock Road and west of Latrobe Road. At the time the park was initially approved in 1982, the uses contemplated were primarily for high technology facilities that included assembly plants, research laboratories, warehouses, and business offices. An additional 190 acres adjacent to the park have been designated for future research and development use.

The professional sector will expand in response to housing opportunities afforded within the El Dorado Hills community. Businesses are frequently located on the basis of the preference of principal executives. Housing opportunities in the community can be expected to attract a significant number of executives from the Sacramento region and the San Francisco Bay Area who will ultimately choose to relocate their operations to offices or business parks nearer their homes.

1.2.5 Geographical Area of Application

The El Dorado Hills Specific Plan encompasses an area of approximately 4,000 acres in the southwest portion of El Dorado County, approximately 23 miles east of Sacramento and 20 miles west of Placerville. Highway 50 passes through the southern portion of the Plan Area, connecting to El Dorado Hills Boulevard and Bass Lake Road. Silva Valley Parkway will provide an additional connection to Highway 50. El Dorado Hills Boulevard, located along the western edge of the Plan Area, connects Green Valley Road with Highway 50. Green Valley Road, a historic route used by miners traveling to the gold fields in 1849, connects the cities of Folsom and Placerville. Most of the Plan Area, consisting of approximately 3,620 acres, is located north of Highway 50.

1.2.6 Historical Planning Context

The proposed Specific Plan continues the planning tradition established for the El Dorado Hills community in the first master plan prepared in 1962. This original plan established the concept of village clusters of residential development designed to be the basis for all plans that followed. The integration of open space and residential villages, and the provision of shopping and public services and facilities to create a self-contained community, are traditional concepts embodied in the current Specific Plan.

Figure 2
El Dorado Hills/Salmon Falls Area Plan

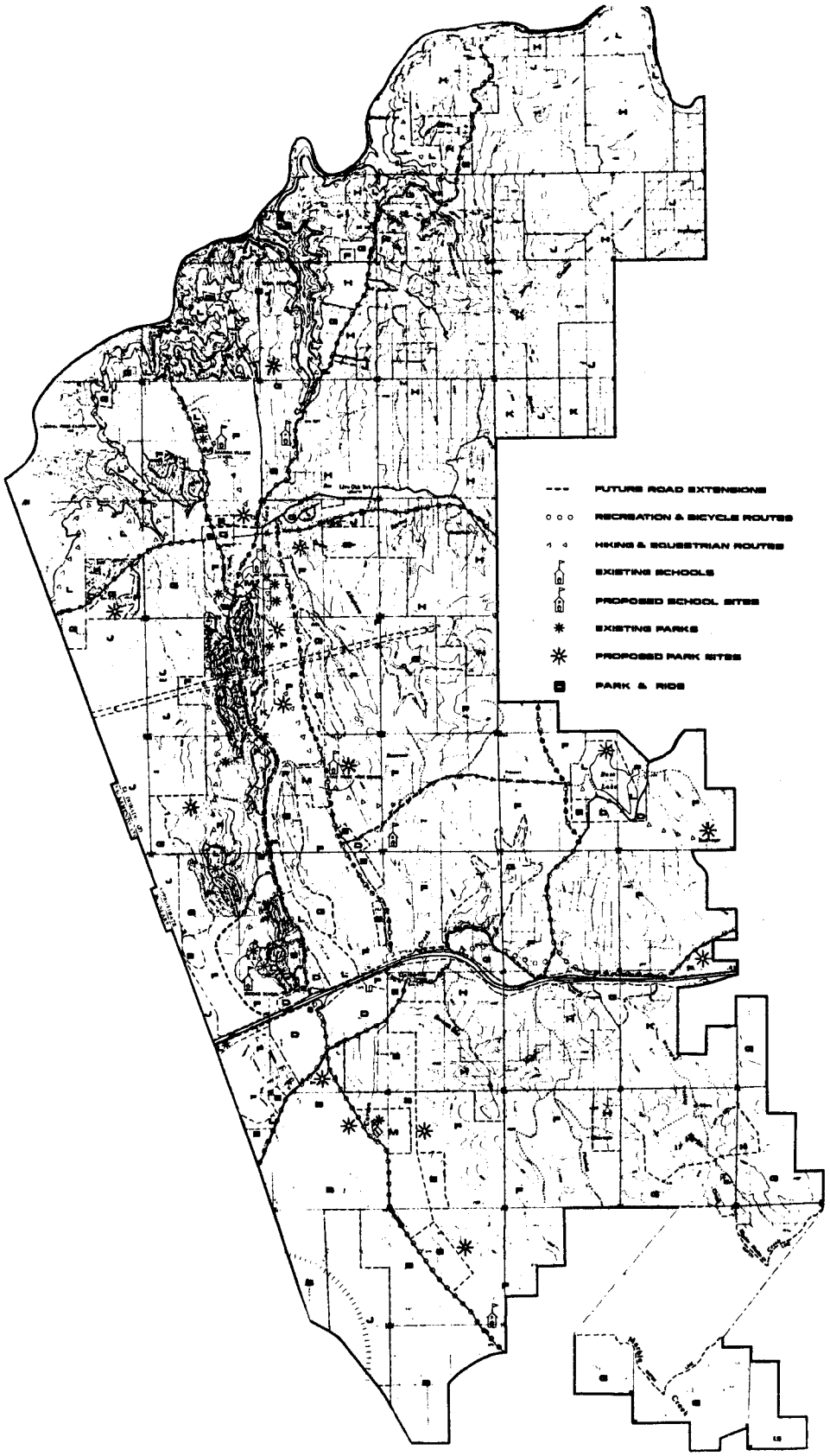
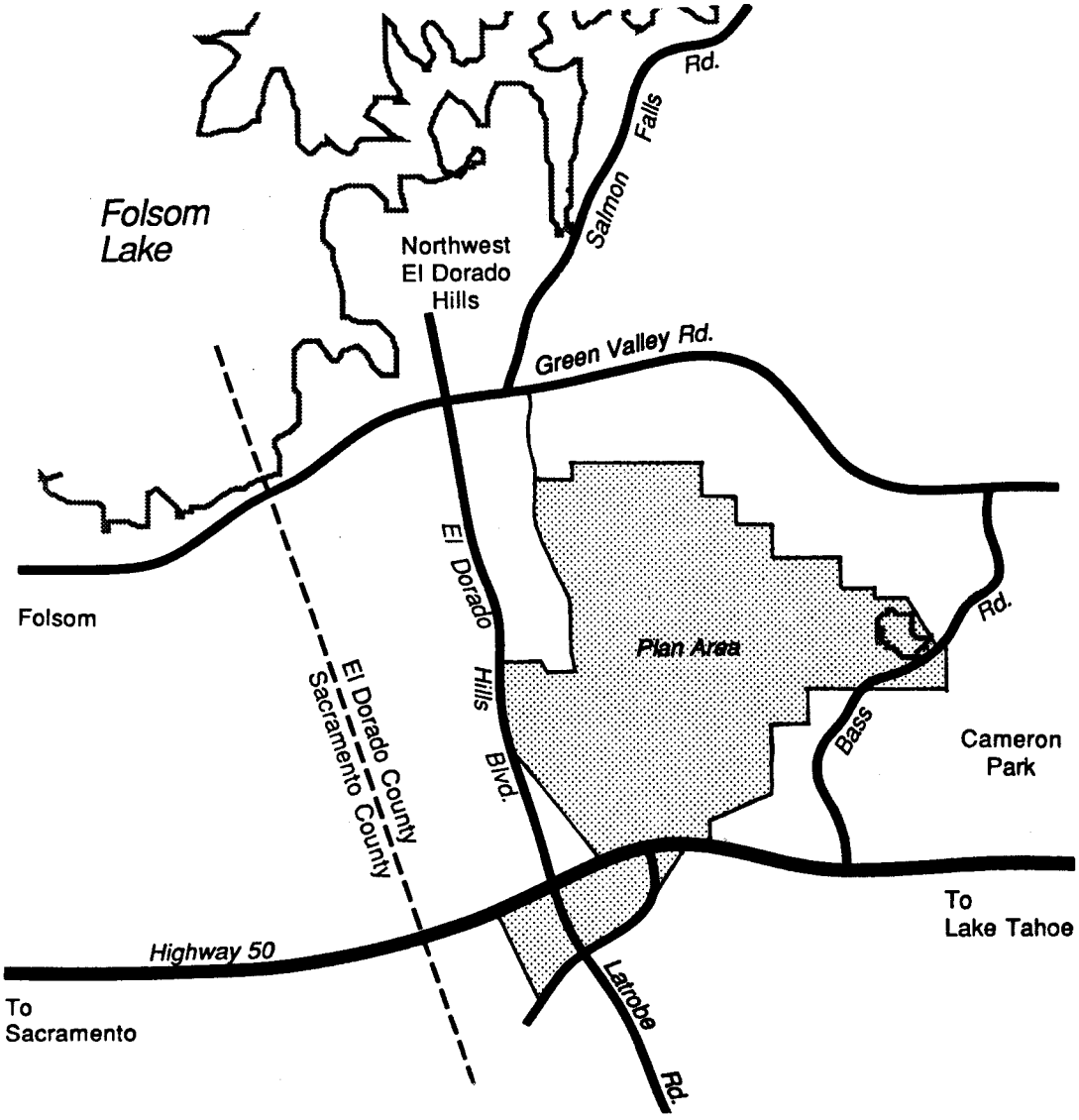


Figure 3
Project Location Map



NOTE: Silva Valley Parkway from Green Valley Road running south is part of the Specific Plan.

These concepts have been carried forward through the efforts of the County, community residents, and major property owners in the area. The ability to continue and implement these concepts is significantly enhanced by a strong Specific Plan, and the continuity of quality development that can be achieved through implementation of joint public and private controls enforced by a development agreement.

1.3 Goals of the El Dorado Hills Specific Plan

El Dorado Hills combines an attractive physical setting, proximity to emerging employment centers, an established community identity, and excellent freeway access that is virtually unique in the Sacramento Metropolitan area. The Specific Plan is designed to take full advantage of these attributes by creating a special community with an identity that incorporates the abundant natural amenities of open space and distant views with quality development. The goals of the El Dorado Hills Specific Plan include providing for the following:

a. Implementation of the El Dorado Hills/Salmon Falls Area Plan.

b. A community setting for a lifestyle that integrates leisure activities with everyday life.

c. Development integrated with the natural environment to enhance and complement the functional and aesthetic integrity of the natural setting with a minimum of disturbance to the natural terrain, oak trees, and other natural habitat.

d. A mix of residential types that will meet the various needs of community residents who differ in age, household size, and lifestyle.

e. A nonvehicular circulation network that can accommodate recreation and leisure, home-to-work, and shopping trips.

f. A safe environment for all residents.

g. Public facilities and services necessary to support the residents and businesses in the community.

h. Convenient commercial services and opportunities for cultural and leisure events.

i. An aesthetic environment for public, private, and the natural open space areas.

1.4 Policies of the El Dorado Hills Specific Plan

The policies of the Specific Plan are intended to provide direction and guidance to decision makers in the implementation of the plan. The policies are consistent with, provide refinement of, and incorporate the goals and policies of the El Dorado Hills/Salmon Falls Area Plan.

Development within the El Dorado Hills Specific Plan area is intended to conform to an overall character and standard of quality. The standards to be applied are expressed in the El Dorado County Zoning Ordinance, as implemented in the Planned Development Overlay Zone, and in various elements of the Specific Plan. These standards include the Specific Plan policies as expressed below and in the Design Guidelines appended to this Specific Plan (Appendix B).

1.4.1 General Policies

a. The Plan Area shall be an integral and complementary component of the El Dorado Hills community and shall provide the full range of facilities and services necessary for a self-contained community.

b. Large areas within the plan boundaries characterized by steep topography, expanses of tree cover, sensitive environmental or archeological features, or major recreational amenities, shall be preserved as permanent open space.

c. The major commercial activities within the Plan Area shall be concentrated in locations from which the community may be served, and shall be protected from noncomplementary, competing land uses.

d. Zoning within the Plan Area, with the exception of designated rural uses, shall be developed under planned development ordinances of the County of El Dorado.

e. Design review procedures for development proposals within planned developments shall be provided in the Design Guidelines. Design review shall consider subdivision design, architectural review, site plan review, review of building materials, common facilities, landscaping, lighting, grading and improvement plans for compliance with restrictions and requirements set forth in the Design Guidelines, the Master CC&Rs, and the Village CC&Rs. The Design Guidelines shall allocate to the property owner and the County the responsibilities of design review.

f. Within any designated village, no final subdivision maps shall be recorded or development plan approved unless proof has been submitted to the County's satisfaction that all public infrastructure, facilities, and services necessary to service the development are available, or that the County has approved an alternative mechanism to ensure that such infrastructure, facilities, or services will be provided commensurate with development.

1.4.1.1 Site Development and Grading

The policies set forth in the Specific Plan are intended to maintain, to the maximum extent possible, the natural land forms and to exercise control over vegetation removal, landscaping, and grading. Grading controls are intended to reduce soil erosion to a minimum to ensure compatibility with adjacent terrain.

a. Grading for roadways, driveways, building pads, and onsite improvements shall be minimized.

b. Grading volumes of cut-and-fill material shall be minimized and balanced onsite wherever possible. Larger grading volumes may be acceptable where improved visual and environmental effects would result.

c. Residential structures or accessory structures on slopes in excess of 20 percent shall be carefully designed through use of erosion controls, engineered grading, and use of post and beam or step-footing construction to ensure long-term slope stability. Benched hillsides for building sites shall be avoided and split-level structures encouraged.

d. A plan to minimize impact to oak trees shall be submitted to the El Dorado County Community Development Department prior to approval of any tentative map. The plan will include, at a minimum, the locations and sizes of individual trees that should not be impacted.

e. A minimum of 20 percent of all roadside trees and parking lot trees shall be native oaks.

f. Removal of oak trees and other large native trees with trunk circumferences of 25 inches at 4.5 feet above grade shall be avoided where feasible. A tree replacement policy is provided in the Design Guidelines.

EL DORADO HILLS

EL DORADO COUNTY, CA

SPECIFIC PLAN

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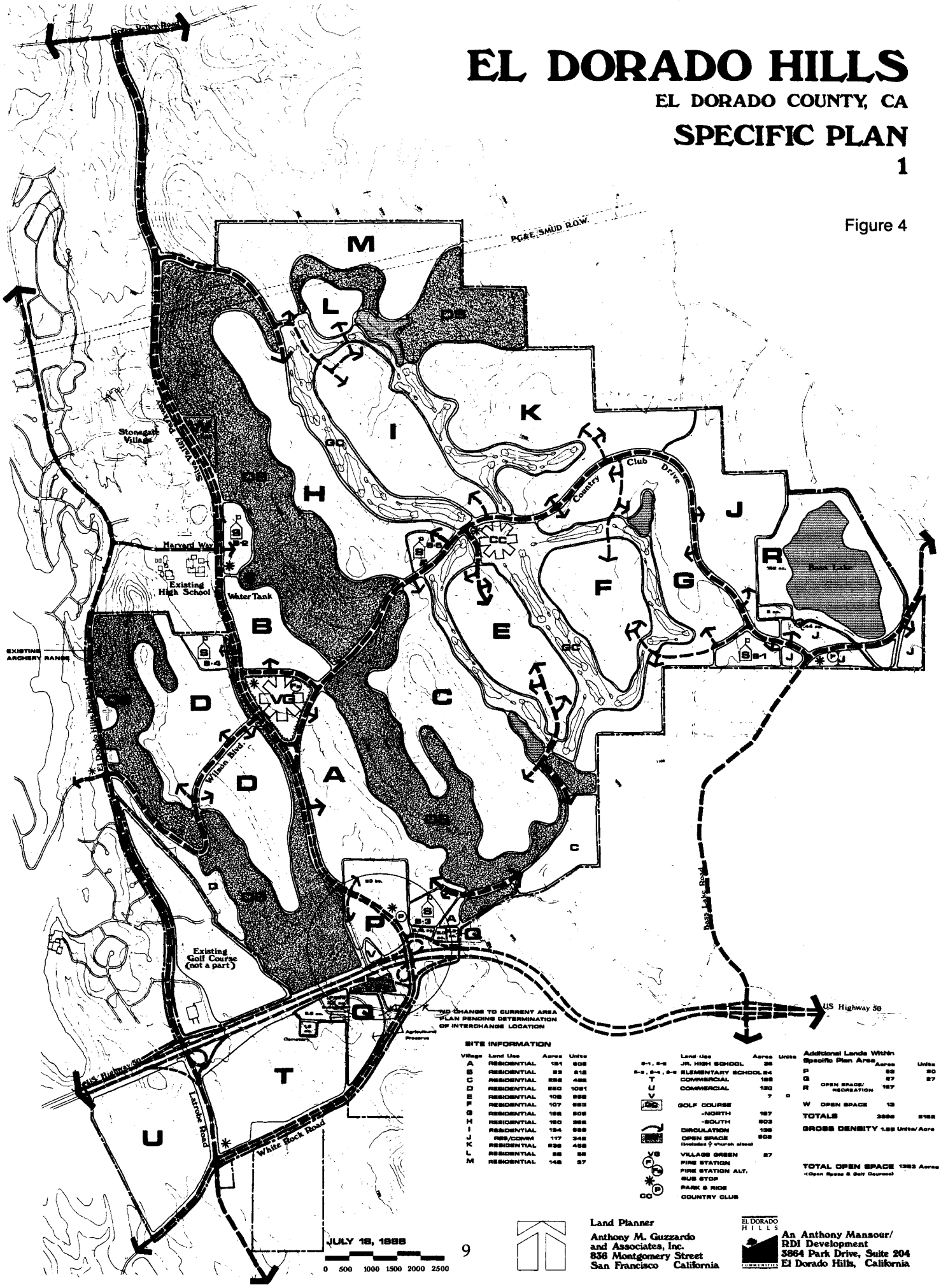
Figure 4



SITE INFORMATION

Village	Land Use	Acres	Units
A	RESIDENTIAL	151	606
B	RESIDENTIAL	53	212
C	RESIDENTIAL	252	452
D	RESIDENTIAL	250	1051
E	RESIDENTIAL	108	262
F	RESIDENTIAL	107	653
G	RESIDENTIAL	198	906
H	RESIDENTIAL	180	362
I	RESIDENTIAL	134	669
J	RES/COMM	117	342
K	RESIDENTIAL	236	458
L	RESIDENTIAL	55	55
M	RESIDENTIAL	148	37

	Land Use	Acres	Units
S-1, S-2	JR. HIGH SCHOOL	36	
S-3, S-4, S-5	ELEMENTARY SCHOOL	24	
T	COMMERCIAL	128	
U	COMMERCIAL	130	
V		7	0
GC	GOLF COURSE		
	-NORTH	167	
	-SOUTH	203	
	CIRCULATION	136	
	OPEN SPACE (includes ⅓ church sites)	502	
VG	VILLAGE GREEN	27	
F	FIRE STATION		
Fe	FIRE STATION ALT.		
*	BUS STOP		
P	PARK & RIDE		
CC	COUNTRY CLUB		

Additional Lands Within Specific Plan Area

		Acres	Units
P		53	90
Q		27	27
R	OPEN SPACE/ RECREATION	167	
W	OPEN SPACE	13	
TOTALS		3898	5162

GROSS DENSITY 1.55 Units/Acre

TOTAL OPEN SPACE 1353 Acres
(Open Space & Golf Courses)

JULY 18, 1988

0 500 1000 1500 2000 2500

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San Francisco California

EL DORADO HILLS COMMUNITIES

An Anthony Mansour/ RDI Development
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El Dorado Hills, California

g. To avoid damage to root systems of retained trees, residential construction shall not occur within the canopy area of oak trees over 30 inches in circumference at breast height, and shall be subject to review as provided in the Design Guidelines.

h. Landscaping in improved common areas shall be of drought-resistant varieties.

i. To preserve the vegetative character of the Plan Area, the planting of native trees, shrubs, and ground cover shall be encouraged in all new landscaping.

j. Landscaping in areas adjacent to natural open spaces shall be fire resistant.

k. Site design, building orientation, and street and lot patterns shall follow solar orientation principles to the maximum extent practicable to maximize energy conservation.

l. Archeological test excavations for selected villages and locations as listed in Table 13-4 of the Draft EIR shall be required as a condition of approval of tentative subdivision maps.

m. As part of tentative map approval, areas having expansive clays and seasonably wet areas shall be identified by a geotechnical engineer. Such areas, if deemed to be potential construction hazards, shall be subject to further evaluation and identification to determine appropriate mitigation measures.

n. To the maximum extent feasible, development shall be sited and designed to avoid impacts to culturally significant sites identified by the Final EIR for the plan as EDH-26 and EDH-29.

o. Where feasible, and given the physical constraints of the Plan Area, subdivisions and other new development shall be designed to facilitate solar use as a means of reducing total energy consumption. The design elements that shall be considered include:

- solar orientation
- shade control
- wind management
- solar access

p. The Design Guidelines (Appendix B) shall be one of the implementation measures of this Plan.

1.4.1.2 Development Near Oak Trees

These guidelines are for the protection of healthy oak trees that will remain after construction in developed areas. For an explanation of terms used in the text, such as root zone, dripline, etc., see Appendix E. The term circumference at breast height (cbh) refers to the trunk measurement of either one trunk or the addition of all trunks in a multi-trunked tree. The respective measurement in circumference would also apply.

a. Protect all oak trees larger than 25 inches cbh to the maximum extent feasible. Priority will be given to oaks larger than 56 inches cbh.

b. Trees to be saved will be surrounded by a barrier or fence installed at the dripline and flagged.

c. Pruning of limbs will be confined to low-hanging branches over roads and sidewalks, and large branches that are weak or may reasonably appear to pose a safety hazard. Pruning paint will not be used under any circumstances. Pruning cuts will be made

cleanly to avoid damage to the "bark ridge" tissue of adjacent limbs. For information regarding protection of oaks, contact the University of California Cooperative Extension, Natural Resources Program, and the Sacramento Tree Foundation.

d. The El Dorado County Planning Department will be responsible for enforcement of oak tree protection during construction.

e. In development areas, no oaks larger than 25 inches cbh will be removed until a site survey and inspection report is performed.

1.4.1.3 Air Quality

All developers will be required to implement dust-reducing construction practices as a condition of the tentative subdivision map. The measure will be shown on the grading plans and must first be reviewed and approved by the El Dorado County Department of Transportation.

Construction contracts will include provisions for watering or using other dust control methods on all exposed earth surfaces during clearing, grading, earthmoving, and cleanup of mud and dirt carried from the construction site onto adjacent streets, and for paving, planting, use of soil binders, or repeated soaking to maintain a crusty surface to reduce wind-blown dust potential.

1.4.1.4 Noise

a. The developer of any residential development located adjacent to U.S. Highway 50, or any county road having a predicted average daily traffic (ADT) count of 13,000 or more will be required to mitigate traffic noise. Roads projected to have an ADT of 13,000 or more in 2010 include: El Dorado Hills Boulevard/Latrobe Road, White Rock Road, Silva Valley Parkway, Wilson Way, Bass Lake Road, and Country Club Drive.

b. The developer will be required to have an acoustical analysis submitted by a qualified acoustical consultant to the El Dorado County Department of Community Development. The analysis will include provisions for both existing noise levels at the time of submittal of a tentative subdivision map and anticipated noise levels based on building plans and lot design. The analysis will be submitted as part of the building permit application.

c. Interior noise levels will be mitigated to a level of 45 dB Ldn or below to be acceptable to the planning director. Noise levels would be diminished by construction of barriers, reduced vehicle speeds, restriction of truck traffic, increased setbacks, advantageous use of natural topographic barriers, construction materials, or any combination of the above.

d. Any developer of a shopping center being built adjacent to a residential development will be required to have an acoustical analysis submitted by a qualified acoustical consultant to the El Dorado County Department of Community Development. The analysis will indicate building placement, truck loading, and delivery areas and will be submitted as part of the building permit application.

e. Interior noise levels will be mitigated to a level of 45 dB Ldn or below, or as acceptable to the planning director. Mitigation techniques may include minimization of nighttime loading, careful siting and design of loading facilities (depressed and shielded), and the use of concrete walls.

All development, including grading and construction of buildings, will be limited to daytime hours from 7 a.m. to 7 p.m. or sunset, whichever is earlier, Monday through Friday. This requirement will be indicated on grading permits and building permits.

All construction equipment, including heavy earthmoving equipment and compressors, will be fitted with adequate mufflers and safe enclosures.

All developments will be required to be in compliance with state laws relating to speed control and noise emissions as a condition of the tentative map. This information will be shown on the improvement plans.

1.4.1.5 Vegetation and Fire Hazards

In areas planned for development:

a. All potentially dry herbaceous vegetation will be mowed or disked within a 50-foot radius of all construction site activity.

b. Disking or mowing will be done to keep herbaceous vegetation under 3 inches in height at all construction sites.

c. No construction equipment or vehicles will be allowed within 50 feet of the unmowed perimeter.

d. Firebreaks will be installed by disking or mowing a trail that is satisfactory to the El Dorado Hills Fire Department. Mowing is preferred to disking or scraping because the latter two practices promote invasion of noxious weed species on fire trails.

e. Temporary or permanent firebreaks will be installed on all ridgelines, crossing all areas in the vicinity of construction and grading activity, prior to beginning work.

f. Firebreak installation will avoid the removal of native oaks and other native trees.

1.4.2 Residential Policies

1.4.2.1 Architecture

The policies set forth in this section are intended as guides to the general architectural style and appearance employed in the construction of all residences in the Plan Area. The objective is to provide for building design and placement in a manner that reflects the natural character of the Plan Area and the particular village.

a. Buildings generally shall be limited to two stories in height except in instances where topography reasonably allows higher structures that would not detract from visual amenities.

b. Buildings generally shall be designed and sited in accordance with the constraints of topography, vegetation, compatibility with adjacent uses, and other natural features of the village area and a particular building site.

1.4.3 Commercial Policies

The objective of these Commercial Policies is to provide for site designs and architectural styles that are harmonious with the natural character of the Plan Area and adjacent villages.

a. The designated regional commercial center (Village T) shall be designed to serve the regional commercial needs of the area. Interim commercial uses may be permitted for the purpose of fostering and complementing the regional commercial center.

b. Each commercial area shall be accessible from at least one major collector or arterial

road with sufficient design capacity to accommodate traffic generated by businesses, as well as other local traffic.

c. Commercial areas shall be directly accessible through use of public transportation, pedestrian, and bicycle routes.

d. Buffers between commercial areas and adjacent land uses shall be provided by walls and solid fencing, where appropriate, and shall also incorporate the use of landscaping, setbacks, and street and utility easement locations.

e. Common access drives shall be used where feasible.

f. Individual buildings shall be sited to offer wind protection and shade to enhance the quality of outdoor space.

g. Trees shall be planted and maintained throughout surfaced parking lots to ensure that, within 15 years after planting, at least 40 percent of the parking area is shaded.

h. Natural drainage courses shall be preserved and protected from development.

1.4.3.1 General Commercial Policies

a. Use of natural materials such as wood and native stone is encouraged.

b. Landscape design shall incorporate native trees and shrubs.

c. Size, color, and material of identification signs shall be consistent with the architectural theme of the village and commercial area.

1.4.3.2 Commercial Policies Related to Village J (Bass Lake Area)

In addition to the policies described above, the following are applicable specifically to the Village J (Bass Lake) commercial area:

a. Village "J" (Bass Lake) shall be developed as a neighborhood shopping center with common parking, access, etc., including uses and activities provided in Section 2.3.3 to serve the needs of the residential land uses.

b. Prior to any subdivision or development of any portion of Village "J," a conceptual site plan shall be approved by the planning director which demonstrates the development potential of the commercial areas as a neighborhood/community shopping area as identified in Policy a. above. Said conceptual site plan shall contain the following features:

1) Overall project design showing building location and size, intended use, and architectural themes.

2) Fully integrated internal circulation, parking, and road encroachments.

3) Buffering of adjacent single family residential land uses and adjacent roads.

c. Prior to issuance of building permits, developments within the designated commercial areas shall be subject to site plan and circulation review by the County in accordance with the County's design control or development review process. The final project design may differ from the approved conceptual site plan; however, a finding shall be made by the County prior to issuance of any building permits that the intent of this policy and identified design features have been met and that the proposed development does not preclude future development of remaining commercial areas from meeting the intent of the above referenced policies.

d. Prior to development, or as part of any subdivision of Village "J," adequate right-of-way to widen Bass Lake Road to a 100-foot width, as prescribed in the Bass Lake Road Alignment Plan, shall be offered for dedication and improved as necessary.

e. Access to Bass Lake Road shall be restricted and, where possible, combined with adjoining uses.

f. The fire station site shall be retained in Village "J," with the exact location to be determined based on the overall circulation requirements of the commercial development and the fire station.

g. Prior to the issuance of any building permit for any commercial structure, the application shall be reviewed to require the payment of traffic mitigation fees.

h. Multi-family uses are expressly prohibited in the commercial portion of Village J.

1.4.4 Village Green/Community Center Policies

a. The Village Green/Community Center shall foster mixed use facilities that will provide recreational, public, and limited retail services in a central and convenient location within the community.

b. The Center shall present a uniform landscaping, lighting, and signage treatment to ensure a desirable, attractive, and safe environment. Lighting will be screened to be compatible with adjacent residential areas.

c. Opportunities for water features, such as fountains and open watercourses, will be incorporated as a prominent design theme in the Center.

d. Opportunities shall be provided for outdoor and indoor public activity areas, including space for cultural events, organizational meetings, recreational areas, and public seating accommodations.

e. Opportunities for leased or dedicated space in the Village Green for public service providers shall be made available if the need is demonstrated.

f. Commercial buildings shall be limited to one- and two-story structures.

1.4.5 Golf Course/Country Club Policies

The objectives of the Golf Course/Country Club policies are to provide for adaptation of the golf course to the natural terrain, to provide for maximum preservation of open space, and to ensure compatibility with contiguous residential and open space areas.

a. Natural topography shall be retained to the maximum extent possible and incorporated into the site design.

b. Stormwater drainage shall be by means of natural streamcourses incorporated into the site design, whenever possible.

c. Removal of existing trees and riparian vegetation shall be kept to a minimum, except within fairways.

d. Water conservation measures shall be employed in the design and landscaping of the golf courses. In particular, provision shall be made for use of treated wastewater and stored drainage water for irrigation to the maximum extent possible.

e. Golf course boundaries shall be defined without the use of fencing wherever possible. Where fencing is required, an open design shall be employed.

f. All landscaping, site development, and architectural design shall be consistent with the Design Guidelines.

g. The precise location, design, boundaries, and layout of the golf courses, as shown on the Specific Plan, will vary in relation to topography, residential areas, existing amenities, and other natural features.

h. Public use of the golf course shall be encouraged until all private memberships are purchased.

i. The golf course architect will retain as much of the live oak woodland surroundings as possible.

j. The use of poisons for rodent control shall be discouraged within the golf courses.

1.4.6 Institutional Uses Policies

Policies relating to institutional land uses are to be applied to churches, schools, and public buildings.

a. Institutional uses (schools excepted) shall be located on arterial streets so that associated vehicular traffic does not disrupt residential areas.

b. All institutional uses shall be of a design and scale that is compatible with the overall design theme of the Specific Plan area as indicated in the Design Guidelines.

1.4.6.1 Schools

a. Schools shall be located within residential villages as a convenience to students who reside beyond those villages, and shall be located to facilitate student access.

b. Schools shall be linked to the pedestrian trail and bicycle path systems.

c. School sites should be located adjacent to public open space and public park sites wherever possible and should provide for joint use of facilities.

d. School sites, as shown on the Specific Plan Map, will be reserved for public acquisition and ownership in conjunction with the filing of tentative subdivision maps for each village. Should a reserved school site not meet state siting criteria, a suitable alternative site shall be identified and designated on the Plan Map through the Plan amendment process. Concurrently, the County shall amend the Plan to designate an appropriate land use and adopt development policies for school site(s) that do not meet the state criteria and that will not be utilized for school facilities.

e. School district boundaries should be consistent with village boundaries to prevent a village being divided between school districts.

1.4.6.2 Parks

a. Park facilities shall be designed to meet the recreation needs of village residents, consistent with the availability of the recreational and open space areas.

b. Where school sites are contiguous to parks, play apparatus and other recreation features and amenities shall be coordinated to avoid duplication.

c. Native and drought-tolerant trees and shrubs shall be incorporated into the landscape design of parks where feasible.

d. Play equipment and other features shall be constructed to achieve harmony with the natural setting of the Specific Plan area.

e. Parks shall be designed so as to minimize maintenance requirements.

f. Parks shall be designed to allow surveillance by adjoining residents, security services, and the sheriff's department.

g. Removal of existing trees shall be avoided wherever possible.

h. Public parks will be reserved for public ownership with the filing of tentative maps for each village.

i. Public parks should be linked to bicycle and pedestrian paths, if feasible.

j. Public parks should not be located on slopes in excess of 20 percent or adjacent to a golf course.

1.4.7 Circulation Policies

The circulation policies are intended to establish standards for the improvement of public and private streets, pedestrian paths, and trails.

1.4.7.1 Public and Private Streets

a. Bus shelters and turnouts shall be provided along arterial streets near village entrances to facilitate use of public transit.

b. All street furniture (bus shelters, benches, trash receptacles, etc.) within the Plan Area should utilize a common design theme as provided for in the Design Guidelines.

c. Trees shall be planted along all streets to provide shade, to soften the appearance of the hard streetscape, and to create a tree canopy to enhance pedestrian comfort. (See Tree List contained in the Design Guidelines.)

d. Arterial streets contiguous to residential villages shall be separated from residential areas by a 6-foot-high fence for purposes of noise attenuation. The design, color, and construction materials shall be consistent with the Design Guidelines. Such fences may be supplemented by earthen berms and landscaping within the street setback.

e. In all other instances where fencing is utilized along an arterial street, a 4-foot-high split-rail open design, wrought iron, or dry stone wall shall be employed. Chain-link fencing is permitted when visually screened from street rights-of-way.

f. Private streets shall be constructed to the same standards as public streets.

g. Private streets shall include parking bays at the ratio of one guest space per residence when on-street parking is prohibited.

h. Connections to major arterial streets shall adhere to the Specific Plan, as shown. Additional connections are discouraged unless a demonstrated need is shown for circulation improvement or safety.

i. The El Dorado County Department of Transportation shall develop a Transportation Systems Management Ordinance in conjunction with the Planning Division and the Air Pollution Control District for the El Dorado Hills/Salmon Falls area, and shall report to the board of supervisors for the initiation of public hearings for consideration of adoption within 6 months of this Plan's adoption. All applicable development within the Plan area shall be in compliance with this ordinance.

j. All public utilities (water, sewer, gas, and electricity) shall be installed concurrent with any road construction.

1.4.7.2 Timing for Road Improvements

The traffic and circulation improvements shall be constructed in accordance with the provisions of the Specific Plan and the Financing Plan. The following detailed provisions will apply to the timing of specific traffic circulation improvements, provided that the timing provisions may be altered, as circumstances warrant, with the mutual consent of the developer and the County transportation director.

a. Silva Valley Parkway

1) Silva Valley Parkway shall be designed to the full four-lane section from the western edge of Village P to Green Valley Road prior to the commencement of any development allowed by this Plan, except for development of Villages U and T, the area south and east of Bass Lake Road, and Village D/4 west of the OS zone.

2) Prior to the commencement of any development permitted by this Specific Plan, except for development of Villages U and T, the area south and east of Bass Lake Road, and Village D west of the OS zone, the proposed segment of Silva Valley Parkway from its terminus at the western boundary of Village P in a northerly direction to Harvard Way shall be provided as follows:

a. A dedicated right-of-way adequate to accommodate the proposed Parkway as described in Section 5.3 of the Specific Plan (120-foot-wide right-of-way, four-lane divided section).

b. Initial construction of one-half of the divided section (two paved lanes, and rough grading of the other two lanes) of Silva Valley Parkway in segments as set forth in Appendix F.

3) As set forth in Exhibit G, the extension of the existing two-lane roadway from Clarksville underpass northbound to its intersection with Silva Valley Parkway shall be constructed concurrent with completion of the initial two-lane section of Silva Valley Parkway from Harvard Way to the west edge of Village P. At the same time, the existing "White Rock Road" between the Clarksville underpass and Latrobe Road shall be upgraded to a two-lane County standard road.

4) Prior to any development within Village P, Silva Valley Parkway, as described in Section 5.3.6 of the Specific Plan (120-foot-wide right-of-way, four-lane divided section) shall be constructed from the proposed Highway 50 interchange to the western boundary of Village P.

5) As set forth in Exhibit G, Silva Valley Parkway, from the western edge of Village P to Harvard Way, shall be improved to a four-lane parkway as described in Section 5.3.6 of the Specific Plan, concurrent with the construction of the Highway 50 and Silva Valley Parkway interchange or at such time as the County transportation department determines that the level of service of Silva Valley Parkway between Harvard Way and Highway 50 has reached an LOS of mid-C (V/C of 0.75) for sixty (60) days or more within any twelve (12) month period.

b. County Club Drive

1) Except for property in Village J adjacent to Bass Lake Road, prior to the recording of any final subdivision map that provides for residential development consistent with this Plan within either Neighborhood 1 or 2, as designated on Figure 10 of the Specific Plan, or concurrent with the development of either golf course or uses ancillary to a golf course, Country Club Drive from Silva Valley Parkway on the south side of the Village Green to Bass Lake Road shall be provided as follows:

a. A dedicated right-of-way and complete engineering design prepared to the satisfaction of the transportation department, adequate to accommodate the proposed parkway as described in Sections 5.3.4 and 5.3.5 of the Specific Plan (100- to 120-foot-wide right-of-way, four-lane section).

b. Two paved lanes and rough grading of the other two lanes in segments, as described in subsection (c) below and in Exhibit F; and

c. Development within Villages F, G, J, and K may be served by a two-lane segment from the respective village to Bass Lake Road. Development within Villages C, E, H, and I may be served by a two-lane segment from the respective village to Silva Valley Parkway. Whenever the collective number of dwelling units in Villages F, G, J, and K, or the collective number of dwelling units in villages C, E, H, and I reaches a total of 1,500 units, then the two-lane Country Club Drive shall be completed between Bass Lake Road and Silva Valley Parkway.

2) Village Green Road from Country Club Drive to Silva Valley Parkway shall be improved to include two travel lanes either concurrent with improvement of the balance of Country Club Drive to four travel lanes or concurrent with development of the Village Green.

3) Country Club Drive shall be fully developed to four travel lanes as described in the Specific Plan when the level of traffic on Country Club Drive between Silva Valley Parkway and Bass Lake Road has reached an LOS of mid-C (V/C of 0.75) for sixty (60) days or more within any twelve (12) month period.

c. White Rock Road

1) Concurrent with the development of commercial Village U, White Rock Road adjacent to Village U shall be improved to one-half of its ultimate section as determined by the department of transportation.

2) Concurrent with the development of commercial Village T, White Rock Road adjacent to Village T shall be improved to one-half of its ultimate section as determined by the department of transportation.

3) White Rock Road from Latrobe to the Silva Valley interchange shall be improved to four travel lanes concurrent with construction of the interchange, or at such time as the County transportation department determines that the road has reached an LOS of mid-C (V/C of 0.75) for sixty (60) days or more within any twelve (12) month period.

d. Latrobe Road

1) Latrobe Road, from the El Dorado Hills interchange to White Rock Road, shall be upgraded to a four-lane, divided roadway concurrent with construction of the Silva Valley interchange.

2) Latrobe Road adjacent to Villages U and T, between Highway 50 and White Rock Road, shall be designed and built to a basic eight-lane divided road with multiple turning lanes, as approved by the department of transportation and commensurate with phasing of development of these villages.

e. Silva Valley Parkway Interchange

Construction of the Silva Valley Parkway interchange shall commence and continue until completion at such time as the LOS on Silva Valley Parkway between Harvard Way and Highway 50 reaches an LOS of mid-C (V/C of 0.75) for sixty (60) days or more within any twelve (12) month period.

1.4.7.3 Pedestrian Sidewalks, Paths, and Trails

a. Sidewalks, paths, and trails along major arterial streets should be separated from streets and parking areas to the maximum extent possible both for the safety and enjoyment of the user.

b. Paths and trails through residential open space should be located to minimize intrusion upon privacy of residents.

c. Where possible, paths and trails should follow natural drainage courses. In most instances drainage easements will provide for trail construction and public access.

d. Sidewalks, trails, and paths that are not adjacent to public streets should be clearly marked to facilitate their use and to discourage wandering beyond the recorded easements.

e. Barriers and trail signage shall be designed and installed to prevent access by unauthorized motor vehicles.

f. Trails and paths within natural open space should be located to take advantage of scenic areas and vistas.

g. Construction of paths and trails within natural open space shall ensure minimum impact on terrain and vegetation. Construction standards should be applied to minimize maintenance requirements.

h. Sidewalks within street rights-of-way shall meander irrespective of the alignment of the street pavement.

1.4.7.4 Silva Valley Parkway Interchange

a. The exact location of the Silva Valley Parkway interchange shall be determined pursuant to the certification of an interchange Final EIR and amendment of this Plan. This amendment shall also consider appropriate land uses and timing of development for properties within the designated areas identified in the zoning map, Figure 5. The Plan amendment shall also include all applicable mitigation measures as contained in the certified Final EIR. These mitigation measures shall be incorporated into Section 9, "Implementation," of this Plan.

b. The County shall initiate the amendment process concurrent with the distribution of the Draft EIR.

c. The interchange shall be so located and designed that it will not infringe on the existing family cemetery and agricultural water source at Carson Creek. Access to adjacent properties shall be provided and relocated as required by the County.

1.4.8 Natural Open Space Policies

The Natural Open Space Policies are to guide the preservation, management, and maintenance of these areas in their relation to adjacent land uses.

1.4.8.1 General Policies

a. The boundaries of natural open space shall blend with boundaries of the villages so as to enhance the integration of open space and developed areas.

b. Perimeter fencing may be permitted for rural parcels as provided in the Design Guidelines and CC&Rs.

c. Increased runoff from adjacent development will require erosion control measures to be coordinated with landscape design of adjacent development areas. Emphasis shall be placed on methods that rely on natural drainage systems and minimize change to the existing condition of creek channels within open space areas.

d. An Open Space Management Plan shall be completed and submitted to the El Dorado County Community Development Department prior to the approval of any tentative map creating open space. It shall be an implementation mechanism of the Specific Plan in order to set forth procedures and responsibilities as to the ownership, preservation, and management of public and private natural open space areas. The Open Space Management Plan shall consider dedication to the County of El Dorado of easements over the public open space areas, should dedication of fee ownership of these areas be made to any other entity. The open space plan shall be reviewed by the El Dorado Hills Fire Department. The plan shall also include, at a minimum:

   1) The locations of fire access roads, fuel breaks, and passive recreation trails.

   2) Control burning techniques.

   3) The guidelines established in Appendix C.

   4) Investigation of opportunities for wildlife use of water in open space areas as a part of ongoing wildlife maintenance.

1.4.8.2 Riparian and Other Drainageways Policies

a. A 200-foot-wide undeveloped buffer zone shall be established along Carson Creek in accordance with California Department of Fish and Game (DFG) requirements. In this buffer, vegetation removal shall be for the purpose of drainage improvements. In consideration of setback reductions for purposes of a golf course, the County shall consider such mitigation measures as additional plantings, erosion controls, and other habitat improvement and protection steps.

b. Drainageway easements shall specifically preclude erection of structures and vegetation removal, except for drainage improvements, and shall forestall other site development not consistent with the purpose of these areas.

c. Drainageways located on privately owned property shall be placed within recorded easements that provide for routine maintenance and pedestrian access.

d. A 100-foot-wide buffer (50 feet horizontal on each side as measured from the centerline of the creek) of natural vegetation shall be maintained along all intermittent creeks.

e. Grazing shall not be allowed in riparian buffer zones.

f. Planting of riparian trees and shrubs shall be situated according to the flood and soil moisture tolerances of individual species as indicated in Table 1 of Appendix C.

g. Areas disturbed during construction shall be replanted with native riparian species listed in Table 1 of Appendix C. Replanting will include a mandatory 3-year maintenance and irrigation period.

h. Riparian vegetation on the golf course areas shall be kept naturally dense and unpruned except where needed for crossings, ball play passages, and personal and fire safety.

i. Pedestrian, vehicular, and utility bridges over creeks, if feasible, will be oriented at right angles to the waterway to minimize loss of vegetation.

j. The capacity of flow under bridges and culverts will be designed to reduce the need for extensive vegetation clearing near the structures.

k. Periodic vegetation removal to ensure adequate floodway capacity in drainages will be performed to promote an overstory of mature individual riparian trees spaced to accommodate designed flows.

1.4.8.3 Fire Hazard Control Policies

a. Open fires and barbecues will be prohibited year-round in natural open space areas.

b. Dirt roads for fire equipment access will be sited and created in accordance with specifications of the El Dorado Hills Fire Department and will be maintained by the Master Propertyowners Association, or the public entity that will acquire the public portions of the open space. These access roads will also serve as fire breaks. To the maximum extent possible, fire access roads shall incorporate existing unimproved roads on the site.

c. Public access by unauthorized motor vehicles will be prohibited by use of barriers.

d. Perennial grasses and other fire-resistant plant materials may be introduced in high hazard areas on a limited basis to provide fire breaks.

e. The stability of plant communities in grassland near residential areas will be monitored by the fire protection agency to determine if brush and other heavy fuel-load plants are encroaching.

f. The El Dorado Hills Fire Department shall have the right to declare natural open space areas closed to the public during periods of high fire hazard and will have authority to post appropriate warning devices and signage.

g. Livestock grazing will continue on an interim basis for fire control purposes.

1.5 Summary of Plan Proposals

1.5.1 Golf Course Community

The goals of this Specific Plan envision a physically attractive community with a strong relationship to the natural surroundings. These goals will be achieved by focusing development around undisturbed open space and two potential golf courses of championship quality. Much of the residential land use is designed to relate to a special golf course-oriented environment. The golf courses and related facilities, and the extensive open space will impart a recreational character to the community which will be an integral part of the economic and social structure of El Dorado County. The expansive, landscaped character of the golf courses will lend an openness to the entire development project.

1.5.2 Residential Land Use

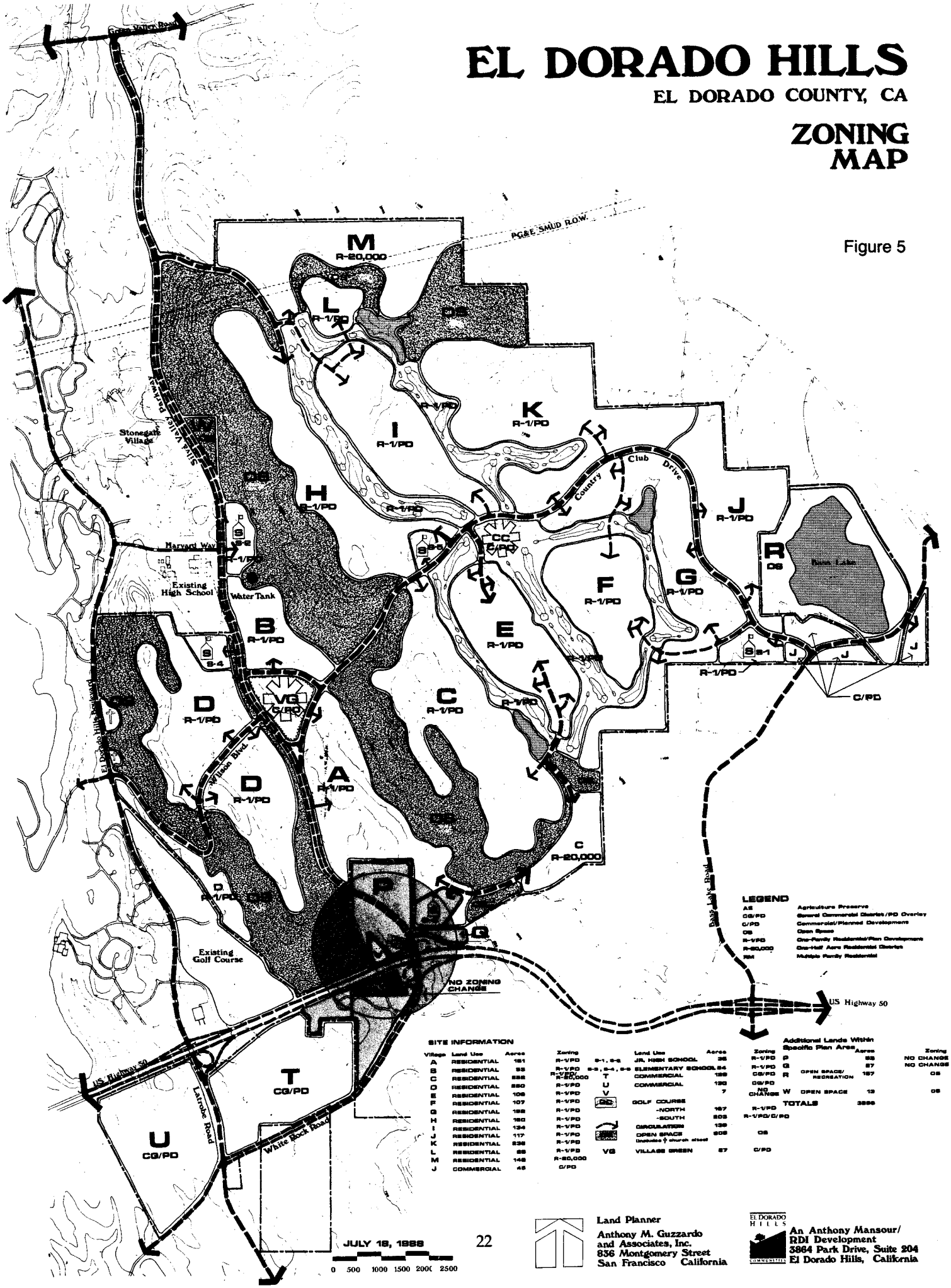
The Specific Plan area is designed to be primarily a residential community that provides housing opportunities in a planned environment with ample open space and a variety of retail shopping and service activities. The housing will be a mix of residential dwellings that appeal to a variety of householders, both young and old.

EL DORADO HILLS

EL DORADO COUNTY, CA

ZONING MAP

Figure 5



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An Anthony Mansour/ RDI Development
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El Dorado Hills, California

The Specific Plan will provide a lifestyle that is unique in the region. Individuals and householders will be able to select among a range and variety of housing types and settings within the broad open spaces and hillsides of El Dorado County. It is anticipated that such a setting would appeal to those who seek a full-service community with opportunities for shopping, leisure, and employment activity, as well as those who might also enjoy daily walks and panoramic views of the open countryside.

The El Dorado Hills Community will be distinguished from other residential areas in the rural areas of El Dorado County and, indeed, from the residential communities throughout the rest of the Sacramento region. This will be accomplished by the integration of open space and by imparting a rural ambiance with residential land use, by the establishment of cohesive architectural themes, and by the definition of the area as a community with clearly identifiable boundaries provided by open space buffers.

1.5.3 Retail Commercial, Services, and Industrial Development

The core area around the intersection of El Dorado Hills Boulevard and Highway 50 will be the hub of economic development in western El Dorado County. Furthermore, this area ultimately can be expected to be a major node of economic and retail activity on the eastern side of the Sacramento Metropolitan region. The El Dorado Hills Business Park will provide a cornerstone to this development, but it also can be expected that additional office, services, and retail land use may emerge within the Plan Area as the residential population in the area grows.

1.5.4 Village Green/Community Center

A critical factor in establishing the identity and sense of community for El Dorado Hills is the concept of a distinct "town center" in the form of a 27-acre community center. The Village Green/Community Center will serve as the focal point of community social life by providing a place for formal and informal interaction among neighbors, and a visual center for the community.

A strong town center contributes greatly to a sense of community among the residents. It is a visual center that provides an overall sense of spatial organization, and a visual reference point that helps orient people to their location within the community. This sense of location is important in that it provides a sense of comfort and satisfaction within the community.

Since ancient times communities have formed around a center of activity. In agricultural communities it was the farmer's market; in many ancient cultures it was the center of political or religious activity; and in New England villages the town square was a focal point of political and social life, as it has been in countless small towns throughout the country. The "town square" or "village green" has been a prominent feature of most urban communities throughout history.

The Village Green/Community Center will be located in a highly visible, central location at the intersection of Silva Valley Parkway and Country Club Drive. This location is readily accessible not only from the newly planned residential villages in this Plan Area, but also from the existing villages in El Dorado Hills. It is intended that the Community Center serve as the focal point of the entire El Dorado Hills Community and, as such, reinforce the original village concept of the El Dorado Hills/Salmon Falls Area Plan approved by the El Dorado County Board of Supervisors in 1983.

SECTION 2.
RESIDENTIAL LAND USE ELEMENT

2.1 Concept

The El Dorado Hills Specific Plan envisions a series of distinct residential villages that encompass a range of housing types and densities. The topography and vegetation of the Plan Area combine with the variety of residential types to enable each village to be distinct in character and design. Each village is intended to be inwardly oriented and physically defined in relation to other villages through a combination of topography, open space, and circulation. The villages will be aggregated into "Development Neighborhoods," a grouping of residential and commercial villages that are served by common roads, sewer, and water facilities. (See Section 2.5, "Development Neighborhoods.")

The proposed golf courses are intended to be an integral part of village design and will define the shape of the villages that have frontage along the courses. Consequently, the configuration and size of villages shown on the Specific Plan Map and the Illustrative Plan are subject to change as the golf courses are actually designed and constructed. The configuration of the Open Space areas will also change to reflect the design of the golf course and adjustments in the village boundaries. Provision has been made for buffering Agricultural Preserves adjacent to the Specific Plan Area.

2.2 Residential Densities

The El Dorado Hills/Salmon Falls Area Plan provides that the density of residential development within the El Dorado Hills area shall be, within the high density land use designation, a maximum of three du/ac or five du/ac within a planned development; and within the multifamily land use designation, a maximum of 12 du/ac or 20 du/ac in a planned development.

This Specific Plan provides for substantially fewer multifamily dwelling units than could be provided under the Area Plan. Preservation of approximately 1,000 acres of natural open space, together with 370 acres designated for golf courses, result in substantially lower residential densities. Densities within specific villages range from 0.25 to 12.0 du/ac. Densities within those villages within the EDHI properties range from 0.25 to 7.0 du/ac. The overall residential density within the Specific Plan area is 1.6 du/ac. The number of dwelling units in any of the three residential neighborhoods shown on Table 1 may vary, provided that the densities within any village shall not exceed the densities permitted by the Area Plan, nor shall the total units, gross and net densities for the total Specific Plan exceed the totals given in Table 1.

2.3 Dwelling Unit Types

The El Dorado Hills Specific Plan intends to accommodate a broad spectrum of housing types and densities. The majority of these residential types will be single family detached homes. In addition to the single family units, a variety of townhomes, cluster, and patio homes are proposed within selected villages as determined by specific site conditions. This mix of housing types permits the effective use of open space and the opportunity to provide housing for a variety of family sizes and lifestyles.

EL DORADO HILLS

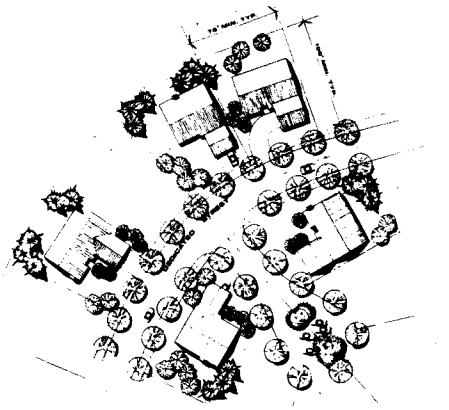
EL DORADO COUNTY, CA

TYPICAL RESIDENTIAL PRODUCTS

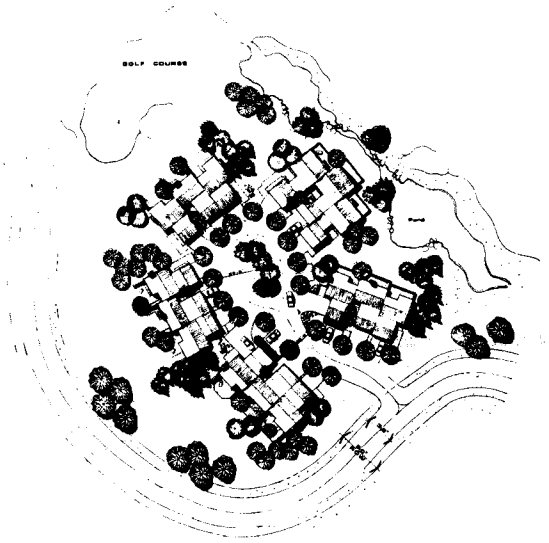
6

Figure 6

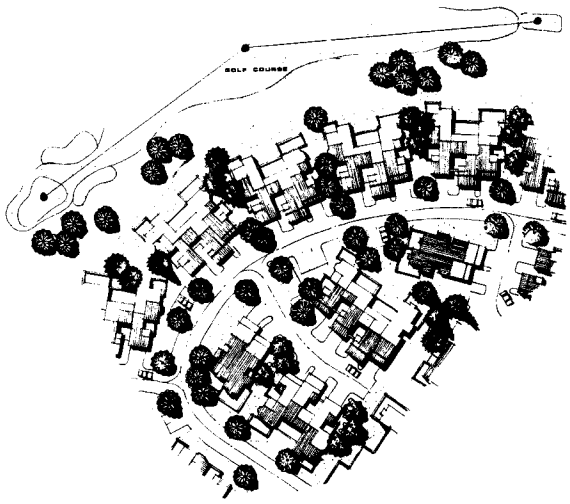
SFD SINGLE FAMILY DETACHED 6,300 S.F.
65 X 100' 4 d.u.s/ac.



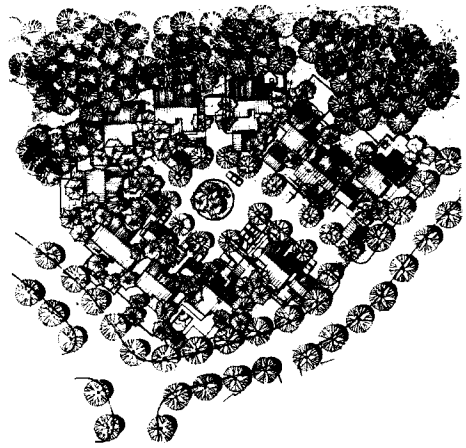
SFD SINGLE FAMILY DETACHED 7,500 S.F.
75 X 100' 4 d.u.s/ac.



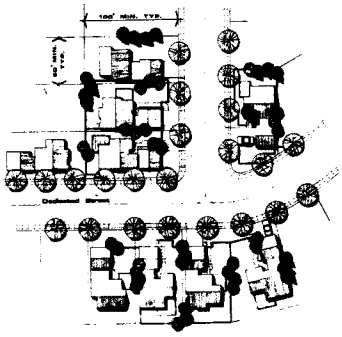
AGT ATTACHED TOWNHOME CLUSTER ON GOLF COURSE
7 d.u./ac.



AGT ATTACHED TOWNHOME ON GOLF COURSE
7 d.u.s/ac.



PH PATIO HOME CLUSTER
50 X 100' TYP. 4.5 d.u.s/ac.



PH PATIO HOME (FEE LOT) 5,000 S.F.
50 X 100' 4.5 d.u.s/ac.

JULY 18, 1988

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2.3.1 Dwelling Unit Types/Residential Lotting Pattern

Although the Land Use and Circulation Map identifies appropriate dwelling unit types to be built in each village, the allocation of these dwelling units is determined by the appropriateness of the lotting pattern of the dwelling types in relation to the topography, orientation, tree cover, viewshed, proximity to open space, habitat, and other factors attributable to the land. For example, the single family residence that would be built on a 10,000-square-foot lot would be very similar to the residence built on a 20,000-square-foot lot. However, the size and configuration of the larger lot may be more appropriate for an area with steeper topography or adjacent to open space than the smaller lot. Therefore, lotting patterns were utilized in allocating ultimate housing types. These lotting patterns and their respective housing types are presented below.

2.3.1.1 Small lots will include the following housing types:

a. Single-Family Detached (SFD)

Typically, these units will be located on the flatter areas of the Plan Area. This type of housing usually provides the community with starter homes for the first-time buyer and smaller homes for those who no longer need a large one. The lots tend to be 6,000-7,500 square feet and contain a residence of 1,500-2,000 square feet which is one or two stories in height. Nondevelopment easements may be included within these lots to prevent disturbance to adjacent environmentally sensitive lands.

b. Patio Homes (PH)

A variation of the denser single family residence is the patio home. These units are designed to maximize the use of the land for residential development. Typically, 5,000-square-foot lots accommodate one- and two-story residences that range from 1,400 to 1,800 square feet. This housing type can be used in conventional lotting patterns where the structures parallel the streets, as well as in clusters, where appropriate, in order to leave the remainder as private open space held in common.

c. Attached Townhomes on the Golf Course (AGT)

Attached Golf Townhomes are proposed adjacent to the golf course within four villages. Typically, these units will be 900-1,400 square feet and two stories in height. Many times the actual lot held under private ownership merely occupies the "footprint" of the unit, or the "airspace" within the residence itself. This relatively low density of attached dwellings permits greater compatibility with adjacent single family housing, as well as greater flexibility of village design. The developments where these units are planned may have pool facilities and other recreational amenities that add to the quality of the project, or other areas left as private open space buffer. In all cases, the golf course will provide the major visual amenity. This housing type also may be clustered to better integrate the development with topography and vegetation.

2.3.1.2 Mid-sized lots will include the following housing types:

a. Fairway Estate Lots (FE)

Located parallel to the golf course fairways, these mid-sized lots will range from 7,500 to 10,000 square feet. These lots will be large enough to accommodate residences up to 3,000 square feet and will also allow for the owner to install a swimming pool, extensive landscaping, and other amenities.

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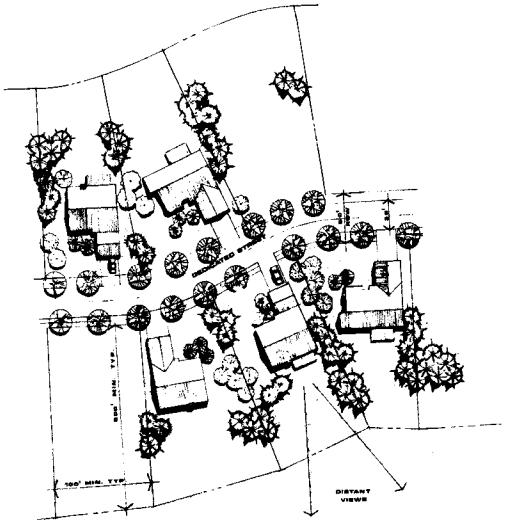
TYPICAL RESIDENTIAL PRODUCTS 7

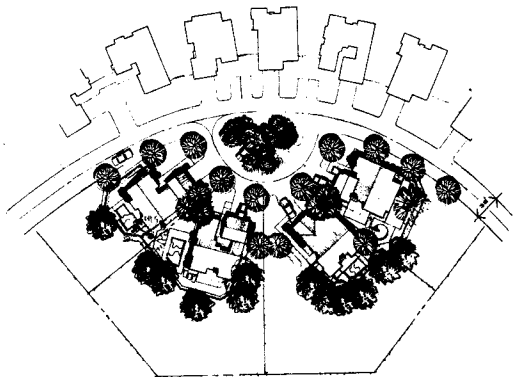
Figure 7

EH ESTATE HOME CLUSTER 15,000 S.F.
2.25 d.u.s/ac.

EH ESTATE HOME (FEE LOT) 18,000 S.F.
125X150' TYP. 2.25 d.u.s/ac.



VL VIEW LOT (FEE) 20,000 S.F.
100 X 200' TYP. 2d.u.s/ac.



VL VIEW LOT CLUSTER 20,000 S.F.
2d.u.s/ac.

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b. Estate Homes (EH)

Throughout the Plan Area, where lots do not have premium views or golf course frontage, estate lots will provide the greatest flexibility in lot and home design and orientation. These lots will range in size from 10,000 to 18,000 square feet, and will rely upon topography and tree location for appropriate placement and configuration. Since these lots are large enough to accommodate most home sizes, the particular constraints of the lots themselves will govern the final building sizes. Amenities such as swimming pools, spas, landscaping, and areas for nondevelopment easements also will not be limited by lot size.

This housing type also can be used in a cluster configuration. By clustering these homes in areas where topography so permits, building and street construction costs would be reduced and greater amounts of open space could be preserved. In addition, village CC&Rs shall be applied to those lots that abut open space in order to preserve and protect the open space.

2.3.1.3 Large lots will include the following housing types:

a. View Lots (VL) and View Estates (VE)

The most spectacular aspect of the El Dorado Hills Specific Plan is its treatment of the views from the ridgetops. As a result of differing degrees of slope, tree cover, rock outcropping, and proximity to open space, two sizes of view parcels are proposed. The smaller View Lots will range in size from 15,000 to 25,000 square feet, and the larger View Estates will range from 25,000 to 35,000 square feet. View Lots will be a minimum of 100 feet wide, and View Estates will be a minimum of 150 feet wide. It is anticipated that with this type of residential lot, construction will be concentrated on the more buildable portions and a large percentage of the lot will be left undeveloped or unimproved through nondevelopment easements. Since these lots will be located off the ridge lines, construction within the lot will be located so that its visual impact may be minimized from the rest of the community. Specific restrictions (CC&Rs) will be placed on each lot governing house placement, as well as amenity and fence location and design, at the time of subdivision approval. Most of these lots will be adjacent to public or private open space, and will be subject to careful review under the Design Guidelines.

b. Ranch Estates (RE)

Ranch Estates will contain the largest lots of the single-family housing types. These lots will be a minimum of 4 acres in size. The size of these lots will allow the greatest flexibility in structure placement, amenity development, and other permitted uses. These lots are located on the periphery of the Plan Area where villages abut adjacent offsite land uses that are similar in size and residential type or adjacent to agricultural preserves. This housing type will be developed as a planned development, and will be subject to the design review requirements of the Specific Plan to ensure protection of trees and natural habitat, and to minimize grading.

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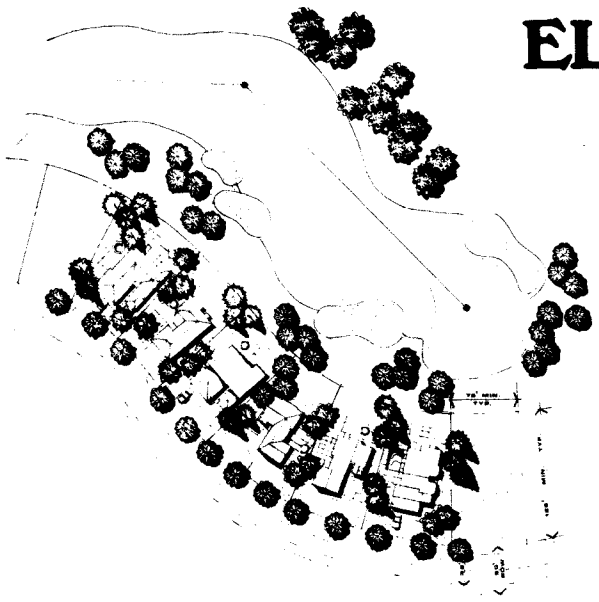
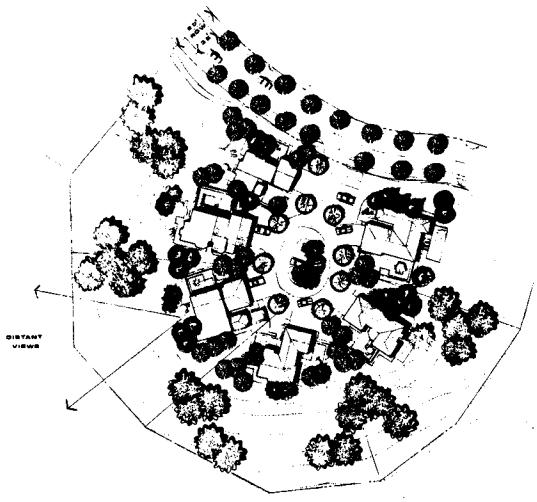
TYPICAL RESIDENTIAL PRODUCTS 8

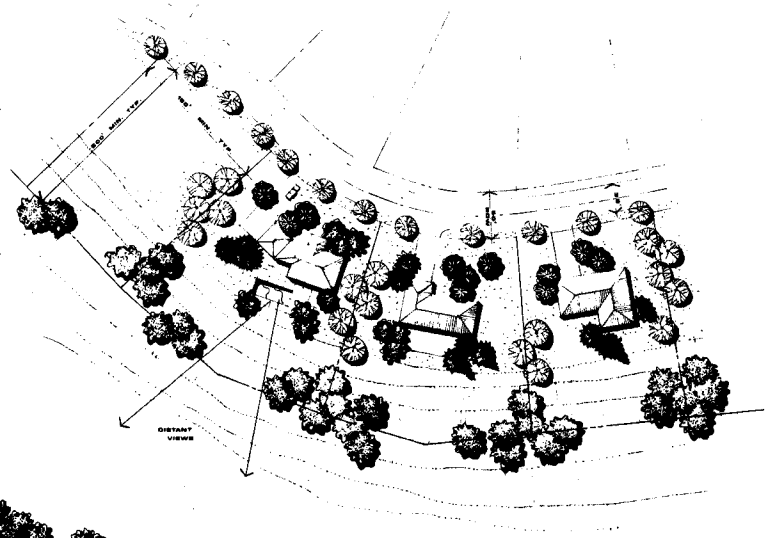
Figure 8



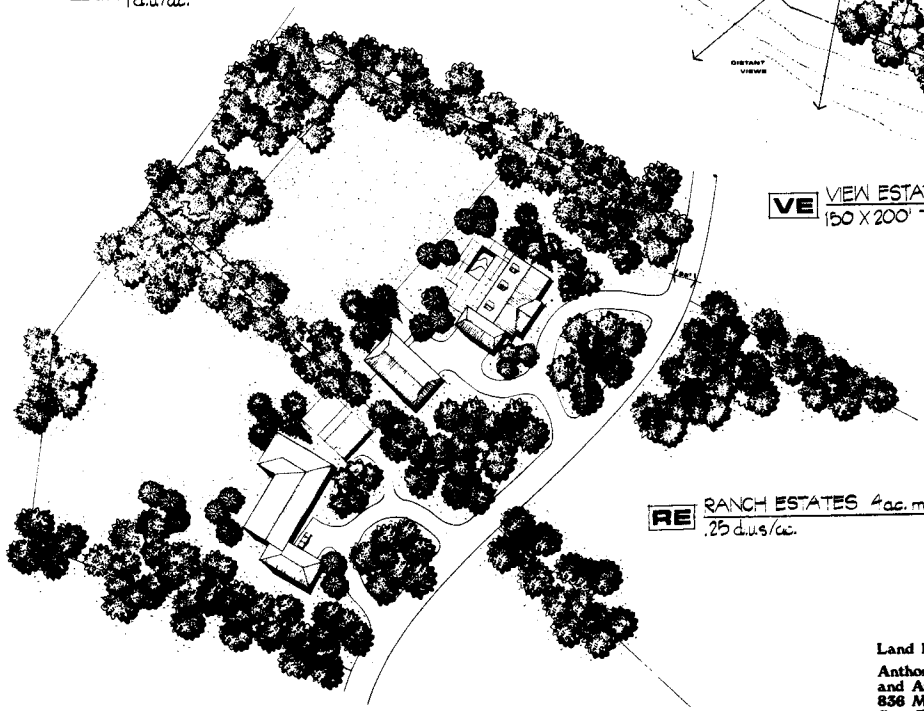
FE FARWAY ESTATE 9,000 S.F.
75' X 125' TYP. 3 d.u.s/ac.



VE VIEW ESTATE CLUSTER 30,000 S.F.
1 d.u./ac.



VE VIEW ESTATE (FEE LOT) 30,000 S.F.
150 X 200' TYP. 1 d.u./ac.



RE RANCH ESTATES 4ac. min.
.25 d.u.s/ac.

JULY 18, 1988

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2.4 Location of Dwelling Unit Types

The Specific Plan Map (Figure 4) indicates the location of residential land use in villages throughout the Plan Area. The Land Use and Circulation Map (Figure 9) indicates the type of dwellings selected for each location as determined by a combination of factors, including topography, drainageways, tree cover, open space, market demand, and the relationship to existing adjacent land use. In general, the attached townhouses (7 du/ac) are located along the golf course where the open space offers a sense of spaciousness. The orientation of these units to the golf course avoids any conflict with lower density residential areas. In those areas along the northern and eastern periphery of the Specific Plan area densities tend to be lower in order to match those of adjacent rural residential uses. The lowest residential density is found in the northern portion of the Specific Plan area where the terrain, tree cover, and adjacent uses encourage a more rural, estate-lot development pattern.

2.5 Development Neighborhoods

The Specific Plan villages are grouped into four Development Neighborhoods defined by topography and other environmental conditions, logical development sequencing, and by the availability of basic road systems and basic utilities (sewer, water, gas, and electricity). Schools, parks, and open space areas have been identified for each neighborhood and are discussed in the descriptions of each village.

The four neighborhoods are shown in Figure 10 and identified as:

- The North Uplands Golf Course Neighborhood
- The South Uplands Golf Course Neighborhood
- The Valley Floor Neighborhood
- The Commercial Neighborhood

2.5.1 Development Neighborhood #1

The North Uplands Golf Course Neighborhood is an area that lies generally in the northeastern portion of the Specific Plan area. It consists of gently rolling to steep terrain with significant view potential and large concentrations of tree cover. It is proposed that the steep hillsides be preserved in open space or lower density rural uses. This neighborhood is envisioned as a golf course and country club neighborhood. A country club and related facilities could be provided north of Country Club Drive, although its location will depend on the final design and plan for golf course development. The golf course is played through the valleys and intermittent drainageways, leaving the most buildable areas for residential development of six distinct villages. Each village and its anticipated housing types have been selected based on the natural site constraints and available amenities. The circulation patterns are planned to be located on the ridge lines in order to reduce site disturbance and make the most efficient use of view potential within the villages. Country Club Drive functionally divides the North Uplands Golf Course Neighborhood from the South Uplands Golf Course Neighborhood. The villages within the North Uplands Golf Course Neighborhood include the following:

VILLAGE "H"

Village "H" is defined by open space and steep topography to the west and a portion of the golf course to the east. This village is anticipated to be traversed from north to south by private roads connecting the Country Club facility with Silva Valley Parkway. A school site is planned near the southern end of the village and will be located with the filing of a tentative subdivision map for this village. Portions of this village bordering the proposed golf course would accommodate Fairway Estate (FE) residences, while the higher elevations along the ridge lend themselves to View Lots (VL). Areas within the village without these amenities, but with tree cover and slightly steeper slopes, permit the larger lots associated with Estate Homes (EH). Village "H" would accommodate approximately 362 dwelling units.

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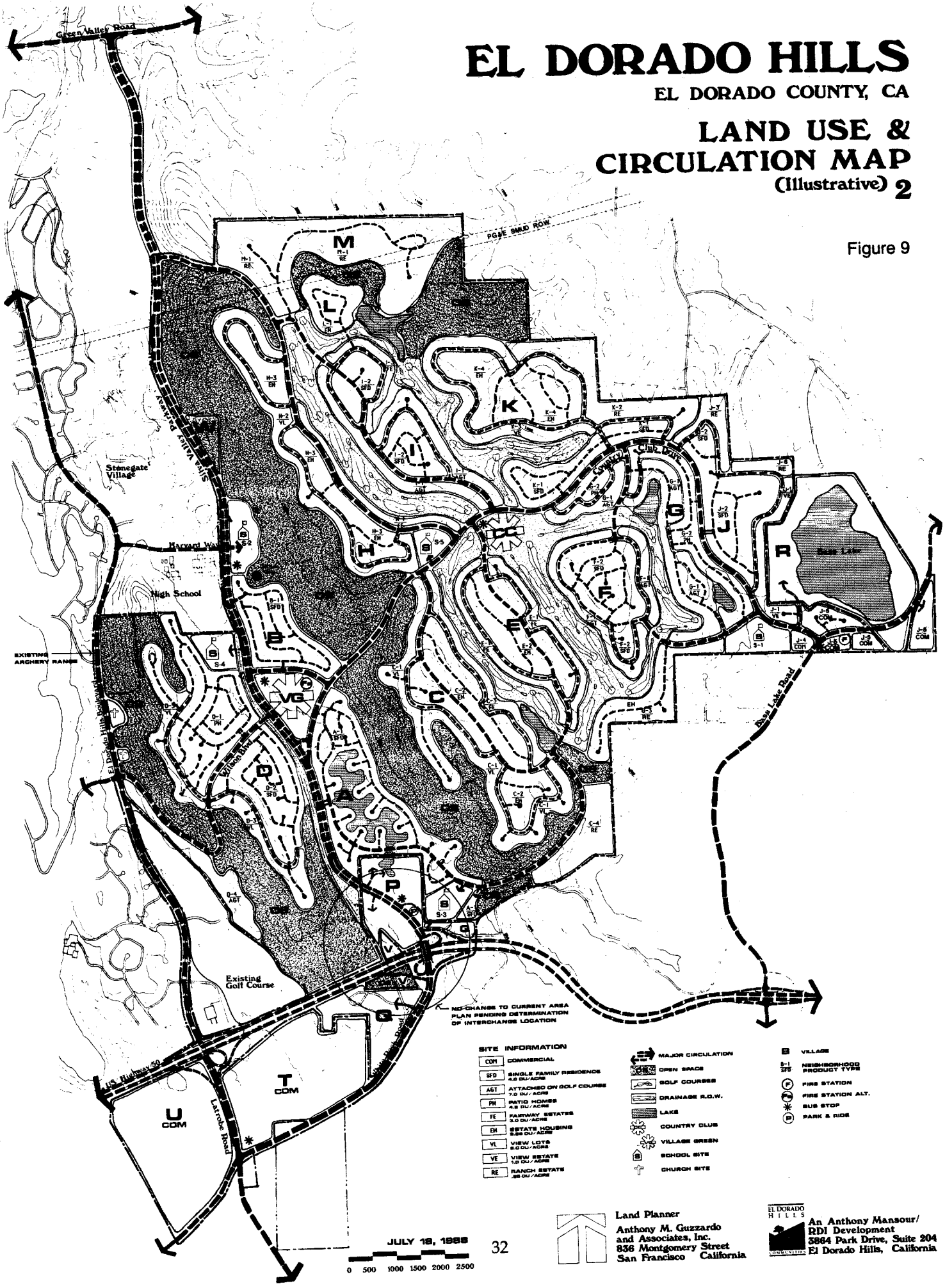
LAND USE & CIRCULATION MAP (Illustrative) 2

Figure 9



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VILLAGE "I"

Village "I" is encircled by the proposed golf course and may include a country club and related facilities. It is an area characterized by lower elevations and gentle slopes, and is located in the center of the development neighborhood. As a result, the outer boundaries of Village "I" are appropriate for Attached Golf Townhomes (AGT) and Fairway Estates (FE). The interior portions of the village, with more level topography, are appropriate locations for Single Family Detached (SFD) homes.

This village is also planned to include a neighborhood park, the location of which will be determined with the filing of a tentative subdivision map for this village. Village "I" would accommodate approximately 699 dwelling units.

VILLAGE "K"

Village "K" is defined by the northeast boundaries of the Specific Plan area, the golf course on the west, and the main east-west arterial (Country Club Drive) to the south. The village contains significant tree cover and includes a knoll which offers panoramic views of the Sacramento Valley, Folsom Lake, and the Sierra Nevada. Subdivision design and placement of structures will be subject to design review to preserve as many of the existing live oaks within this village as possible.

The eastern edge of Village "K" abuts the existing rural parcels of Green Springs Estates, and therefore the lower density Ranch Estate (RE) lots act as a transition between those existing rural lots outside of the Plan Area and the Estate Home (EH) lots located toward the interior of the village. Westerly facing slopes fronting on the golf course are appropriate locations for the lower density View Estates (VE). Single Family Detached (SFD) residences are proposed along Country Club Drive and along the golf course frontage where the topography would not accommodate attached dwelling units. This development pattern would permit Village "K" to accommodate approximately 458 dwelling units.

VILLAGE "J"

Village "J" is bounded on the northeast by the exterior of the Specific Plan area and on the south by Country Club Drive. It includes Bass Lake Road and the Bass Lake water reservoir, which is designated as open space.

This village is not adjacent to a golf course or Specific Plan open space areas and contains level to gently rolling topography. The latter characteristic lends itself to Single Family Detached (SFD) uses, except at the edges adjacent to rural parcels or Bass Lake where larger Ranch Estate (RE) lots are provided. Specifically, parcels that abut the Plan Area boundary are to be 4-acre minimum. These designations are appropriate as a buffer to the open space of Bass Lake and the rural parcels lying adjacent to, but outside of, the Specific Plan area to the east.

Village "J" also includes 45 acres of neighborhood commercial sites on the west and east sides of Bass Lake Road. These uses are intended to serve the daily shopping needs of future residents in the vicinity. Village "J" would accommodate approximately 342 dwelling units.

VILLAGE "L"

Village "L" represents the smallest village in the Specific Plan area, constituting an island of development surrounded by natural open space or a golf course. With its heavy tree cover and location on a prominent knoll, the site is established as a separate, unique village, and the larger Estate Home (EH) lots are appropriate. A low-lying area east of the village is designated for a future water retention pond to accommodate drainage in the area. This lake also provides an accessible water amenity within the North Uplands Golf Course Neighborhood. Village L is appropriate for only 56 dwelling units.

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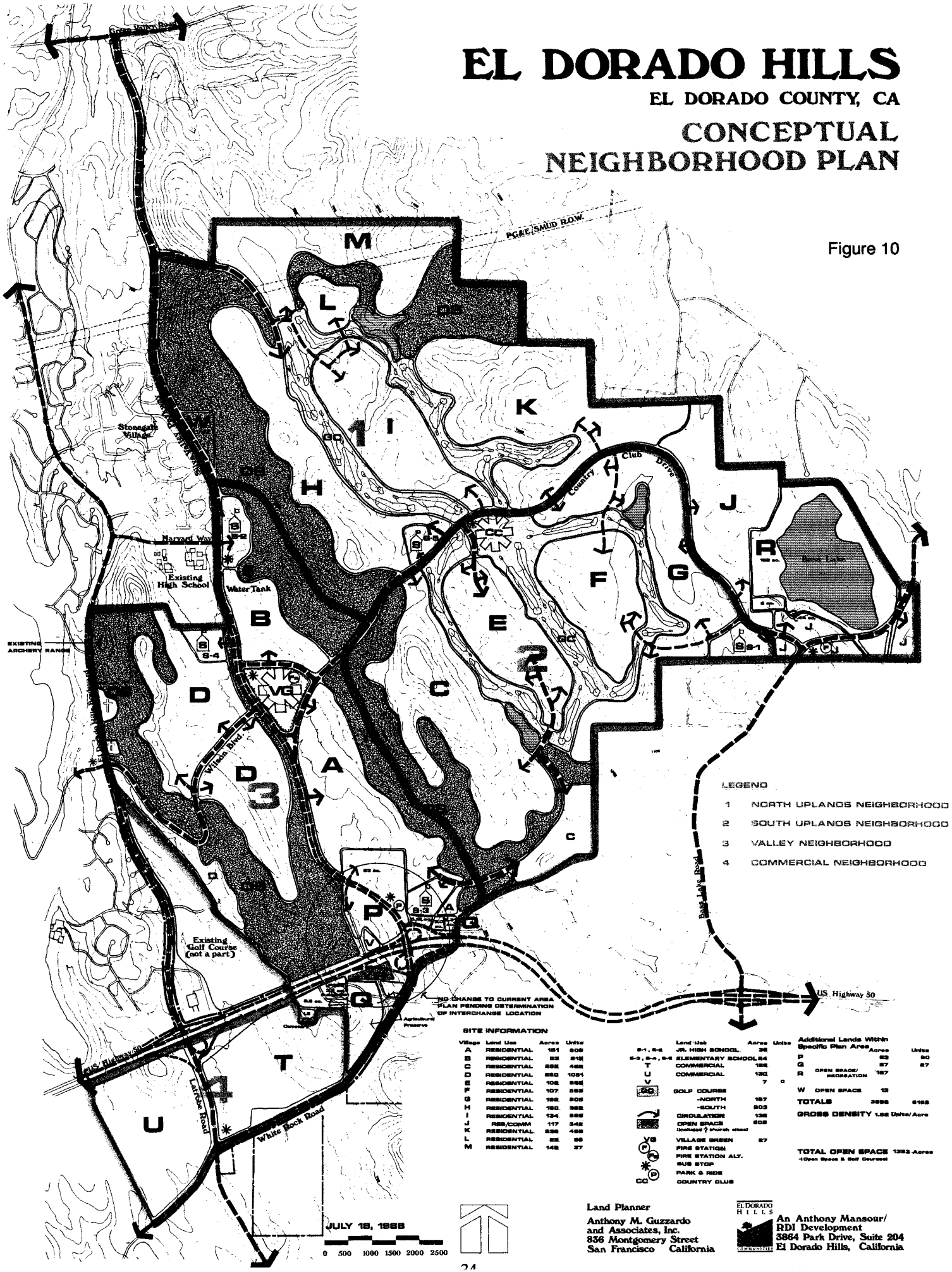
CONCEPTUAL NEIGHBORHOOD PLAN

Figure 10



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VILLAGE "M"

Village "M" constitutes a variation from the mix of housing types found elsewhere in the Specific Plan. This is due to the sensitive character of the village in terms of dense tree cover, wildlife habitat, and rolling-to-steep topography. As a result, this village is reserved for the largest lots within the Specific Plan area, Ranch Estates (RE) of 4-7 acres in size. These rural lots also act as a buffer between the edge of the Plan Area and the large rural lots to the north and the agricultural preserve to the east. The rural character of Village "M" will be maintained by the use of a standard rural road system of aggregate or chip seal surface. Water and sewer lines will be located within the public right-of-way. Road connections to the north are not expected to permit incompatible traffic volumes that would impact the rural setting and natural amenities of the village. Village "M," although large in acreage, is appropriate for approximately 37 dwelling units.

VILLAGE "R"

Village "R" constitutes 157 acres of the El Dorado Irrigation District's (EID) Bass Lake water reservoir and water treatment facility. Once used as a recreation area, the lake and surrounding properties are no longer available for public use. The lake is now a potable water storage area for use by EID as a source of gravity-fed domestic water for the El Dorado Hills area. A treatment plant and caretaker's residence are also situated in Village "R."

In spite of its restricted access, Bass Lake does offer a visual water amenity to the North Uplands Golf Course Neighborhood and to travelers using Bass Lake Road. The lake and surrounding properties also constitute an additional area of permanent open space which, if feasible, should be returned to public recreational use in the future. No development is proposed for Village "R."

2.5.2 Development Neighborhood #2

The South Uplands Golf Course Neighborhood constitutes an area lying between the North Uplands Golf Course Neighborhood and Highway 50 in the southeastern portion of the Specific Plan area. It is a large area of gentle slopes and less tree cover than exists in the North Uplands Golf Course Neighborhood. This setting leaves less area for preservation as natural open space. However, additional water amenities are provided to increase the riparian habitat and the visual character of this neighborhood. Envisioned as a second golf course community, this neighborhood would also permit construction of an 18-hole golf course through the valleys and drainage course. Overall densities in this neighborhood are slightly higher due to the difference in topography and the need to maximize effective open space.

In addition to the golf course, a country club and related facilities also may be provided south of Country Club Drive, although its location will depend on the final design and plans for golf course development. The South Uplands Golf Course Neighborhood contains four separate villages oriented to the golf course and natural open space areas. Consistent with the Specific Plan, certain housing types are also allocated in this neighborhood based on natural land constraints and proximity to existing or planned amenities.

The villages within the South Uplands Golf Course Neighborhood include the following:

VILLAGE "C"

Village "C" is defined by the contiguous natural open space areas to the west and south and the proposed golf course to the east. This village also lies along a north-south ridgeline of gentle to moderate slopes that contain very few trees but excellent views of the Sacramento Valley. View Lots (VL) are designated along the west side of the ridge, with larger Estate Homes (EH) anticipated in the interior of the village and on the east ridgeside. Fairway Estates (FE) are suitable uses fronting the golf course at the east side of the village. An area of Ranch Estate

(RE) rural lots is indicated at the far southeastern portion of the neighborhood where steeper slopes along Carson Creek suggest less intensive development. The larger rural lots, in conjunction with designated open space, continue the provision of a buffer to the existing rural patterns immediately beyond the Specific Plan area. A water retention pond is planned for the upper reaches of Carson Creek, to the east of Village "C," to provide drainage control for the golf course and a visible water amenity in the area. Village "C" would accommodate 482 dwelling units.

VILLAGE "E"

Village "E" constitutes another residential island surrounded by the golf course and is adjacent to the proposed country club facility. The village generally slopes to the west with a moderate grade, and lies between two ridgelines. As a result, view potential is limited. In spite of being devoid of tree cover, the topography of the site warrants the allocation of the larger Estate Homes (EH) in the center of the village, encircled by Fairway Estates (FE), which front on the golf course. This village will accommodate approximately 282 dwelling units.

VILLAGE "F"

Village "F" is the third island of residences surrounded by the golf course. The topography is more gentle and tree cover is very limited. The interior of this village is appropriate for Single Family Detached (SFD) homes, with a band of Attached Golf Townhomes (AGT) fronting the golf course on the periphery of the village. This village will also include a neighborhood park at a location to be determined with the filing of a tentative map for this village. A total of 553 dwelling units would be appropriate for Village "F."

VILLAGE "G"

Village "G" is elongated in configuration and is bounded by Country Club Drive on its northern and eastern edges and the golf course on the west. The topography is flat to very gently rolling and includes occasional clusters of trees and rock outcroppings that increase in concentration at the eastern edge. Rural uses, outside of the Specific Plan boundary to the south, encourage larger lot Ranch Estates (RE) at the southern edge of this village as well as an intermediate school and a District park. Specifically, parcels that abut the Plan Area boundary are to be 4-acre minimum. The park, approximately 10 acres in size, will also serve as a buffer to those adjacent rural uses. The school and park will be more precisely located with the filing of a tentative subdivision map for this village.

Proximity to the golf course and more level terrain for construction on the site permit building of Attached Golf Townhomes (AGT) along the border of the golf course. Patio Homes (PH) are appropriate for level areas along Country Club Drive, which will be in conformance with the higher density single family residences proposed on the opposite side of Country Club Drive from Village "G."

A retention pond is also designated for this village. It will accommodate golf course drainage, create additional habitat, and increase the area's visual character. This village will accommodate approximately 905 dwelling units.

2.5.3 Development Neighborhood #3

The Valley Floor Neighborhood runs in a north-south direction within the western portion of the Specific Plan area, and encompasses the geographic feature often referred to as Silva Valley. This neighborhood is bisected by future Silva Valley Parkway as well as Country Club Drive and Wilson Boulevard. This neighborhood not only provides the primary entry into the Specific Plan area from the proposed interchange at Silva Valley Parkway and Highway 50, but also serves as the entry to the North Uplands and South Uplands Golf Course Neighborhoods to the east.

The intersection of Silva Valley Parkway and Country Club Drive will be the prime vehicular intersection within the Specific Plan area. Because of its central location within this

neighborhood, and its visual importance to the Specific Plan area, the area within this intersection is designated as the Village Green/Community Center. This unique location has permitted land uses at this site to be designated for public and community-oriented facilities (park land, open space, and limited commercial uses) and to serve as a focal point of identity for the entire community. As mentioned previously, this neighborhood includes Silva Valley, and is bounded by large contiguous areas of natural open space on the hillsides to the east and west. It also includes the Silva Valley Parkway/Highway 50 interchange near the southern boundary. This neighborhood contains the most level areas within the Specific Plan area and, with few clusters of trees, lends itself to higher density residential uses. The villages within the Valley Floor Neighborhood include:

VILLAGE "A"

This village lies to the east of Silva Valley Parkway and south of the Village Green/Community Center and abuts natural open space on the east. With its flat to gently rolling topography and proximity to the primary community entrance, this village is planned for Single Family Detached (SFD) residences, possibly incorporating a man-made lake as a visual water amenity within the village and within view of the Highway 50 entry into the residential neighborhoods.

This village also will include an elementary or intermediate school site and a district park encompassing approximately 8 acres at locations to be determined with the filing of a tentative subdivision map for this village. Approximately 606 dwelling units would be accommodated within Village "A."

VILLAGE "B"

Village "B" also lies east of Silva Valley Parkway adjacent to the Village Green/Community Center and natural open space area. Its location, east of the existing Oak Ridge High School, also includes a proposed intermediate school, the location of which will be determined with the filing of a tentative subdivision map for this village. The remainder of the village, with its gentle to moderate grades, random tree clusters, and rock outcroppings, would be appropriate for Single Family Detached (SFD) residences. Village "B" is planned for approximately 212 dwelling units.

VILLAGE "D"

Village "D" lies to the west of Silva Valley Parkway, east of El Dorado Hills Boulevard. The largest portion of Village "D" is surrounded on the west and south by contiguous natural open space. The village abuts the existing Oak Ridge High School to the north. The proposed extension of Wilson Boulevard bisects the site in an east-west direction, providing a spectacular visual entry into the Valley Floor Neighborhood from the open space ridgetop lying between Village "D" and El Dorado Hills Boulevard. The eastern portions of the village are naturally level with few trees, except for the heavy concentrations of trees and wildlife habitat along the creek at the eastern edge of the village. This creek and its vegetative area are preserved in natural open space and buffered from Silva Valley Parkway by an 80-foot landscape easement incorporated within the Silva Valley Parkway street standard.

Those portions of the site that lack tree cover, combined with the most level portions of the village, can accommodate the higher density Patio Homes (PH). This housing type is located within Village "D" close to the Village Green/Community Center, a park to be located adjacent to the high school, and a proposed elementary school.

In the portions of Village "D" composed of gentle to moderate slopes (south of the proposed Wilson Boulevard extension), larger lot Single Family Detached (SFD) homes would conform to the natural constraints of the site. The western portions of Village "D" include ridgetop areas with views to the west. These ridgetops, which contain few trees and front on a large natural open space area to the west, are designated for View Lots (VL).

Table 1

Summary of Residential Use by Development Neighborhood

Specific Plan Area	Dwelling Units	Gross Acres	Gross Density/Ac	Net Acres	Net D.U./Ac	
North Uplands Golf Course Neighborhood						
Village H	362			160		
Village I	699			134		
Village J	342			117		
Village K	458			236		
Village L	56			25		
Village M	37			148		
Subtotal	1,954	1,483	1.32	820	2.38	
South Uplands Golf Course Neighborhood						
Village C	482			252		
Village E	282			109		
Village F	553			107		
Village G	905			192		
Subtotal	2,222	1,026	2.17	660	3.37	
Valley Floor Neighborhood						
Village A	606			151		
Village B	212			53		
Village D	1,051			250		
a. Village P	90			53		
a. Village Q	27			27		
a. Village V	0			7		
Subtotal	1,986	1,071	1.85	541	3.67	
Residential Total	6,162	3,580	1.72	2,021	3.05	Net Density* (Specific Plan Area)
Commercial Neighborhood						
Village T	0	126		126		
Village U	0	130		130		
Subtotal	0	256	0.0	256	0.00	
Miscellaneous						
Village J (Commercial)	0			45		
Village Green	0			27		
Village R	0			157		
Village W	0			13		
Circulation	0			139		
Schools	0	60		60		
Golf Course	0			370		
Open Space	0			808		
Grand Total	6,162	3,896	1.58	3,896	1.58	Gross Density* (Specific Plan Area)

*See Glossary

a. These locations are under consideration by the Board of Supervisors as part of the Silva Valley Interchange EIR.

A discontiguous portion of Village "D" lies west of the open space area, immediately contiguous to the existing El Dorado Hills Public Golf Course. Access to this site will be via the extension of Wilson Boulevard. The site contains moderate to steep slopes, and overlooks the golf course and portions of Park and Ridgeview Villages. Attached Golf Townhomes (AGT) fronting on the golf course are appropriate for this area. The private open space commonly associated with this housing type would blend with the natural open space to the east as required in the Design Guidelines. Village "D," in its entirety, will contain approximately 1,051 dwelling units.

VILLAGE "P"

Village "P" is located immediately north of and includes the proposed Silva Valley Parkway/Highway 50 interchange. Village "P" contains flat to gently rolling topography. The village could accommodate a portion of the potential lake contained in Village "A" to the north. The site is adjacent to open space on the west and residential and school uses on the east. The site is currently zoned R-1, which is consistent with the El Dorado Hills/Salmon Falls Area Plan and the policies of the Specific Plan. The entries to this village from Silva Valley Parkway are specifically located at the northwest corner of the village in order to prevent traffic flow conflicts immediately adjacent to the future Silva Valley Parkway/Highway 50 interchange. This convenience will also permit earlier development of the village should Silva Valley Parkway be extended southward from the Village Green in the initial phases of the Specific Plan buildout. As the primary entrance into the Specific Plan area, Silva Valley Parkway is proposed to have significant landscaped buffers on both sides of the right-of-way to help buffer residential uses from potential road and freeway ramp impacts.

Development of Village "P" also will be subject to the standards contained in the Design Guidelines.

VILLAGE "Q"

Village "Q," located on the north and south sides of Highway 50, is indicated for residential uses consistent with the El Dorado Hills/Salmon Falls Area Plan. The portion north of Highway 50 contains several 5-acre parcels, with residences fronting on Highway 50 and on flat land adjacent to Carson Creek. The portion south of Highway 50 fronts on White Rock Road, south of the Silva Valley Parkway and Highway 50 interchange, and contains the eastern side of a moderately steep knoll. This portion of Village "Q" has been deleted from the plan.

Land west of the agricultural preserve contains a Pacific Gas and Electric Company (PG and E) substation, one residence, and a cemetery. This area is located on the knoll mentioned above and is appropriate only for single family uses. The entire village will therefore contain approximately 27 residences.

VILLAGE "V"

Village "V" also lies north and south of Highway 50, adjacent to Villages "P" and "Q" in the Valley Floor Neighborhood. Both parcels are relatively flat, and will be impacted by the future access ramps of the Silva Valley Parkway/Highway 50 interchange. The northern portion of Village "V," with its level topography and lack of tree cover, is shown in the Specific Plan for low intensity commercial uses in concert with adjoining Village "P." The southern portion of Village "V," although level in topography, is designated as open space in consideration of its proximity to the existing agricultural preserve. As a result, Village "V," in total, is appropriate for seven dwelling units, all of which are located on the northern portion.

2.5.4 Development Neighborhood #4

The Commercial Neighborhood is located south of Highway 50 and bisected by Latrobe Road. This neighborhood contains Villages U & T, which are more precisely described in subsection 3.2.1 "Regional Commercial (Villages U & T)."

SECTION 3.
COMMERCIAL LAND USE ELEMENT

3.1 Concept

Commercial land uses are limited by the Specific Plan to the major commercial area designated by the El Dorado Hills/Salmon Falls Area Plan which lies south of Highway 50 at Latrobe Road and is designated in this plan as Villages "U" and "T"; a neighborhood shopping area in Village "J" in the vicinity of Bass Lake Road; a low-intensity office and professional park at Silva Valley Road and Highway 50; and an existing retail commercial center located at El Dorado Hills Boulevard and Highway 50. It is the intent of the Specific Plan to protect and preserve these designated commercial areas and to avoid a proliferation of commercial uses.

3.2 Characteristics of Commercial Land Use

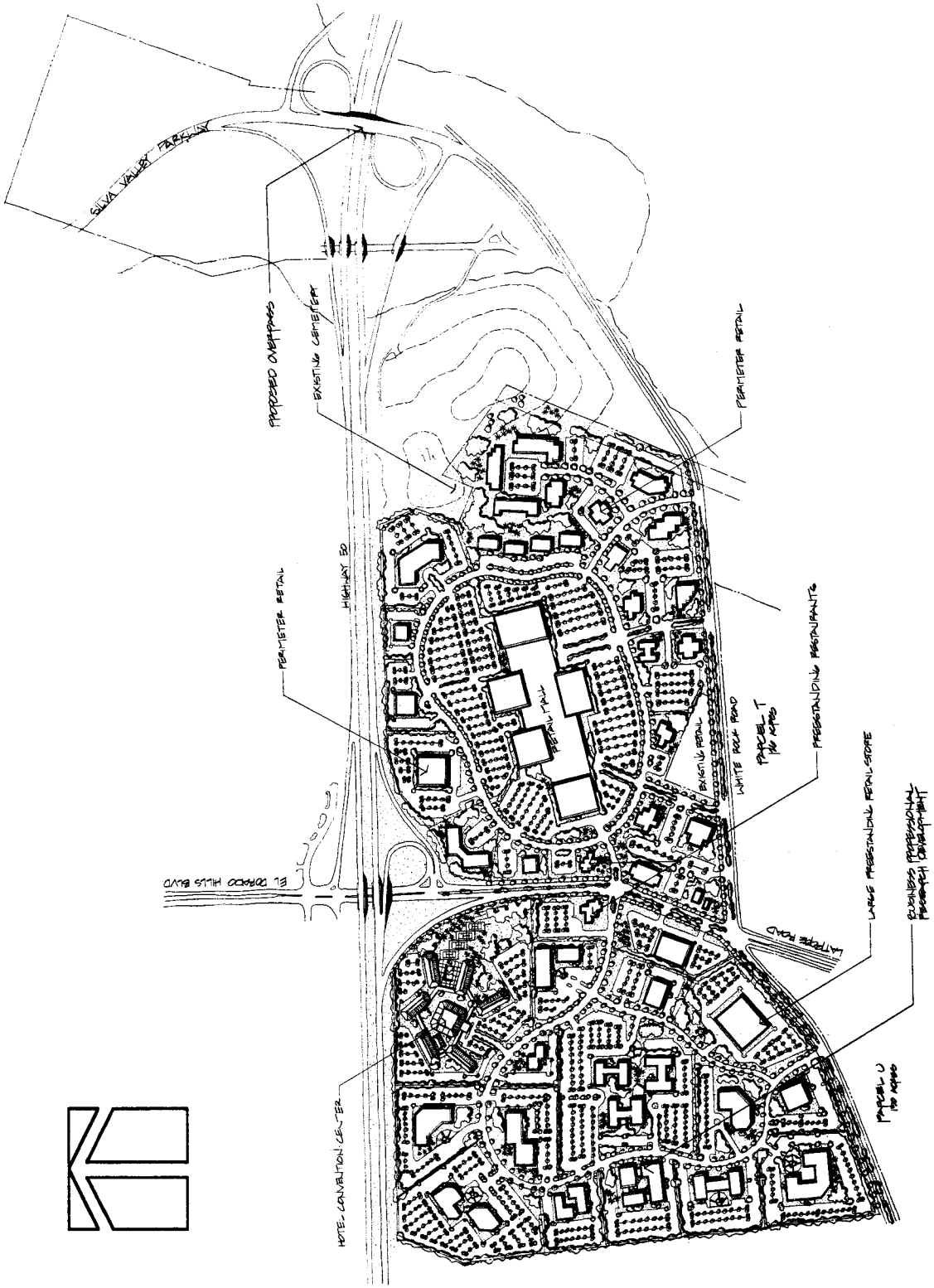
3.2.1 Regional Commercial (Villages U and T)

These two villages, totaling approximately 256 acres, are intended to provide for commercial uses of greater variety and at a higher intensity than provided elsewhere in the Specific Plan area or in the greater El Dorado Hills/Cameron Park area. Further, in addition to serving the needs of area residents, commercial uses in this area will also serve Highway 50 travelers. Approximately 2.4 million square feet of floor space could accommodate a combination of retail and service commercial uses. The types of uses to be included in this area include, but are not necessarily limited to:

	Village T	Village U
Major retail department stores	X	
Sporting goods	X	
Home improvement center	X	
Automotive sales and service	X	
Hotel/convention center		X
Restaurants	X	X
Medical facilities		X
Home furnishings	X	
Highway commercial	X	X
Office parks	X	X

Interim commercial uses may be developed in this location to provide an economic base and services to the El Dorado Hills Community until the population can support a regional commercial center.

Figure 11
Conceptual Development Neighborhood #4



3.2.2 Village J (Bass Lake Area)

An area totaling 45 acres in this village designated for commercial use is intended to provide for a limited range of consumer goods and services. This area will constitute the primary convenience shopping center for the North and South Uplands Golf Course Neighborhoods and proposed developments east of Bass Lake Road. These uses are intended to meet most of the frequently recurring consumer needs of the Specific Plan area residents.

Types of commercial uses in this village include, but are not necessarily limited to:

- Grocery store
- Drug store
- Variety store
- Beauty/barber shop
- Restaurant/coffee shop
- Cleaners

Site design, architecture, and signage are intended to be harmonious with the Specific Plan concept and, in particular, with nearby residential uses of the village. Multifamily uses are expressly prohibited in this portion of Village J.

3.2.3 Specific Plan Area

Additional retail commercial uses may be required to serve the residential neighborhoods of the Specific Plan area. Any such additional shopping area shall be consistent with the goals and policies of the Specific Plan, shall be located to serve a particular neighborhood, and shall not exceed five acres in size. These additional locations will be sited to conveniently serve the trade area while minimizing traffic and noise impacts for the village.

3.2.4 Village Green/Community Center

The Village Green/Community Center will contain a limited number of retail commercial uses deemed compatible with the concept of the Center. A relatively small portion of the total building floor space will be available for such uses. Commercial uses at the Village Green/Community Center are intended to be secondary to the community service and recreation functions of the Center.

A complete description of this feature of the Plan Area is contained in Section 4 "Special Land Uses Element."

3.2.5 Golf Courses and Country Club Area

Provision of approximately 370 acres of open space will permit the layout of two 18-hole championship golf courses within the Plan Area. A pro shop, clubhouse, visitor accommodations, ancillary facilities, and restaurants will be permitted uses to complement the golf courses. In addition to serving the recreational needs of the community, the design of the golf courses provides a significant open space greenbelt throughout a large portion of the Plan Area.

3.2.6 Garden Office and Park Professional Center

In conjunction with the County's review of the Silva Valley Interchange, the County shall consider an area located adjacent to Highway 50 and Silva Valley Parkway, and exclusive of designated open space areas, to provide opportunities for office and professional uses to serve the Community. Because this area is located in a visually important area, development of these uses will incorporate substantial landscaping, and buildings shall be limited to a maximum of two stories. In addition, pole signs shall be prohibited and, to the maximum extent feasible, a single monument sign shall be used for public identification of the center. Site design, architecture, and lighting shall be harmonious with the Specific Plan concept and, in particular, nearby residential uses located opposite Silva Valley Parkway.

SECTION 4.
SPECIAL LAND USES ELEMENT

The El Dorado Hills Specific Plan includes special land uses that are essential to the character and function of this planned community. Among these are the "Village Green/Community Center," the golf courses, and the clubhouse complex. Given the special importance of these uses and the character of the uses found there, it is appropriate to identify them within a separate land use element.

4.1 Village Green/Community Center

The Village Green/Community Center site contains approximately 27 acres. The proposed land use as shown on the Conceptual Illustration of Village Green/Community Center (Figure 12) is summarized as follows:

a. Parkland: approximately 10 acres (including such uses as children's play area, tennis courts, hardcourt, picnic area, and lake).

b. Community Center: approximately 16 acres including:

- "The Green": approximately 2.0 acres
- Buildings: approximately 120,000 to 150,000 square feet
- Parking, plaza, and landscaped circulation areas: approximately 11.5 acres

The Village Green/Community Center is intended to provide a focal point for the community. Uses to be included are recreation and leisure services, public services, and some retail commercial enterprise. Building floor space will be devoted primarily to community, public, and leisure services. Commercial space will be used by providers of goods and services. A general description of the range of activities and land uses envisioned within the Center appears in the subsections that follow.

4.1.1 Recreation Use

A significant portion (approximately 40 percent) of the Center is to be developed as parkland and will include the recreation facilities listed above. An area called "The Green" is proposed for a turfed area that will be suitable for informal recreation and community activities such as picnics and local festivals. It will be comparable to the "village green" or "town square" of many older communities.

4.1.2 Community Services

Multifunctional space within the Village Green/Community Center complex will allow for community and repertory theater performances, concerts, and other entertainment. Space for an amphitheater and arts/cultural auditorium also will be available for theatrical and musical events. The Center will augment the recreational, cultural, and educational services offered at the Oak Ridge High School, the community park, Brooks School, and other parks and schools in the Plan Area. The proximity of the Center to the high school and community park will create a pattern of activity that will reinforce this area as the focal point of community life for El Dorado Hills residents.

4.1.3 Leisure Services

The Community Center will provide areas suitable for leisure activities, allowing for informal discussions, card playing, reading, music, and travelogues. Portions of the Community Center may be specifically dedicated to a Senior Citizens Center, a Youth Center, or similar uses.

4.1.4 Public Services

In fulfilling the role of a focal point for the community, it is appropriate that public functions be included in the Village Green/Community Center. Such uses may include, but are not limited to:

- Sheriff Substation
- Fire Station
- Post Office
- Library

4.1.5 Retail Commercial

Retail activities are limited to small, convenience-oriented shops and consequently have little impact on, or relationship to, the retail centers located on Silva Valley Parkway, Highway 50, El Dorado Hills Boulevard, or the Bass Lake area. Such uses may include, but are not limited to:

- Cafe
- Delicatessen
- Bakery
- Child care
- Florist
- Gift shop
- Small, professional service offices
- Real estate offices
- Hair stylist/barber
- Cleaners
- Pharmacy

4.1.6 Prohibited Uses

Certain uses are considered inappropriate to the character of the Village Green/Community Center and should be prohibited. These would include, but are not limited to:

- Major grocery market (over 15,000 square feet)
- Super drug store
- Home improvement materials
- Department store
- Franchise fast food with drive-through facilities
- Service station

4.1.7 Circulation and Access to the Village Green

a. Vehicular Access

The Village Green/Community Center is bounded by three arterial streets, making vehicular access from all points in the Plan Area convenient. Parking will be provided in accordance with the County Parking Ordinance and those requirements determined during Design Review, as provided in the Design Guidelines. Onstreet parking shall be prohibited on the perimeter of the Village Green/Community Center. Parking requirements for recreational uses, joint uses of parking, and a park and ride lot also will be established during Design Review.

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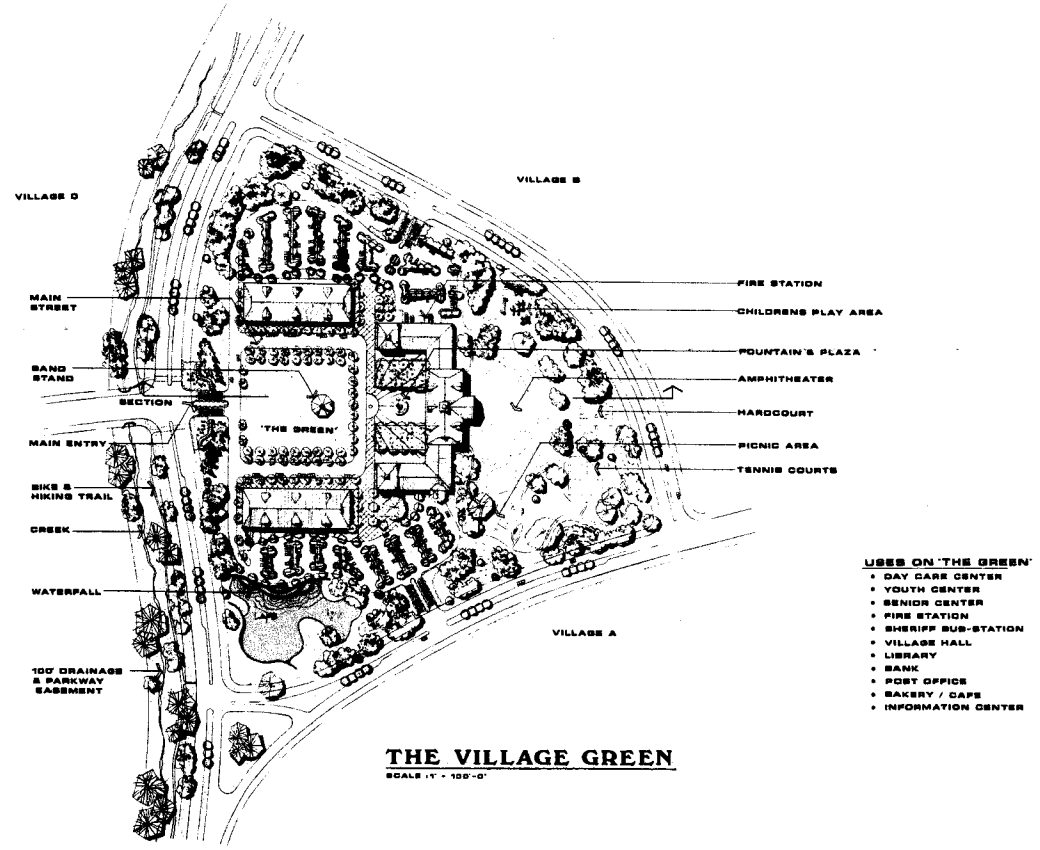
THE VILLAGE GREEN
(Illustrative) 4

Figure 12



THE VILLAGE GREEN
SCALE 1" = 100'-0"

TYPICAL SECTION THROUGH
THE VILLAGE GREEN
NOT TO SCALE

ELEVATION OF VILLAGE CENTER
NOT TO SCALE

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836 Montgomery Street
San Francisco California

An Anthony Mansour/
RDI Development
3864 Park Drive, Suite 204
El Dorado Hills, California

b. Pedestrian Access

The network of pedestrian paths and trails located throughout the Plan Area will be linked to the Community Center to facilitate nonvehicular access. Within the Community Center, well-defined pedestrian pathways will be provided.

c. Public Transportation

A bus stop, bus shelter, and bicycle racks will be installed in accordance with the architectural theme of the Village Green/Community Center. A park and ride lot also may be appropriate at the Center.

4.2 Golf Courses and County Club

The Specific Plan, in general, is centered around two potential golf courses and related country club facilities. The golf courses are located in low-lying areas and on intermittent drainage courses where the topography and natural features will accommodate such uses. The area containing each golf course is designated by the Specific Plan as "natural open space" and will remain in open space use until the courses are actually developed. The golf courses provide 370 acres of open space and will be the major recreational and land use attractions within the Plan Area.

Integration of residential development with the open space and recreational amenities provided by the golf courses, under provisions of the County's Planned Development Ordinance, enables greater flexibility in site planning and maximizes effective utilization of open space and preservation of natural areas. The precise location, layout, and boundaries of the golf courses in relation to open space and residential areas may vary upon final design. Although retained as open space prior to development, adjustments to the courses as presently shown will be necessary to accommodate natural features such as trees, rock outcroppings, and topographic changes identified during final design.

The courses are intended to incorporate the natural topography and drainage swales into the site design. Removal of existing trees will be limited, while additional trees will be of a variety indigenous to the area as required by the Design Guidelines.

To ensure that the boundaries of the courses blend visually with adjacent residential areas, fencing will be prohibited except where required for safety or security purposes. Where fencing is required, an open design shall be utilized, subject to site plan review.

The landscaping and water amenities of the golf courses, in conjunction with the elimination of grazing, will create beneficial conditions for riparian and other natural habitat where it does not now exist. The policies of this Specific Plan will encourage this habitat production and ensure its preservation and protection.

4.3 Churches

Two church sites are located in the scenic hillside areas near El Dorado Hills Boulevard and Wilson Boulevard. These two sites shall share a common access onto El Dorado Hills Boulevard. These sites are indicative of the appropriate character of sites for such uses, and additional sites also may be located within the Specific Plan area. The two designated church sites will remain as open space unless developed for churches.

4.4 Other Uses

Certain quasi-public uses are provided within the Specific Plan area to meet the needs of residents. Day care, senior care, and similar uses are likely to locate primarily within the Village Green/Community Center, but other locations within the Plan Area also may be suitable. Commercial recreation, such as a racquet club and lodge, are intended to be located in the vicinity of the golf course country club. However, other locations also may prove to be desirable over the buildout of the plan.

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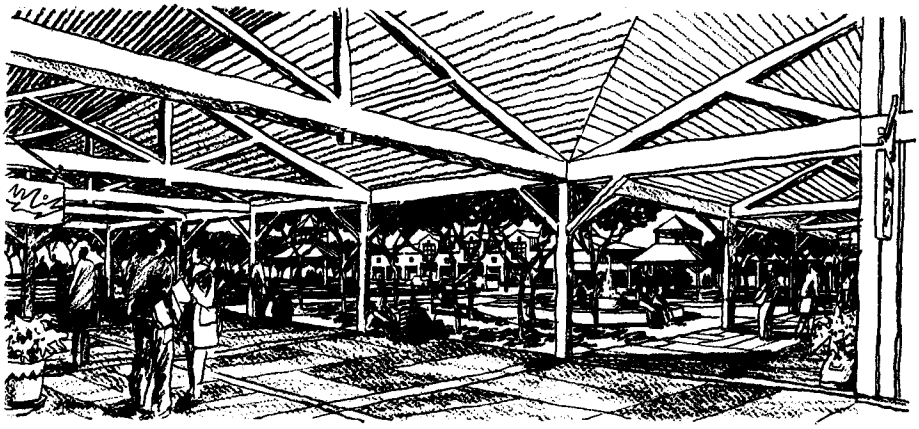
VIEWS OF THE VILLAGE GREEN (Illustrative) 5

Figure 13

VIEW OF THE GREEN



VIEW OF THE PLAZA

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SECTION 5.
CIRCULATION ELEMENT

5.1 Concept

The El Dorado Hills Specific Plan provides for a comprehensive circulation system that includes streets, paths, and trails designed to facilitate safe and efficient movement within and through the Plan Area. The circulation system is also intended to enhance the natural scenic character of the Plan Area by minimizing grading and specifying right-of-way landscaping. Arterial streets connect with smaller streets at village entry points without penetrating residential areas. Pedestrian paths and trails provide a nonvehicular travel alternative for the convenience of walkers, joggers, bicyclists, and equestrians.

5.2 Existing Streets

Portions of El Dorado Hills Boulevard, White Rock Road, Latrobe Road, Bass Lake Road, and Highway 50 are the only existing streets within the Specific Plan area. El Dorado Hills Boulevard and Bass Lake Road are two- and four-lane streets, respectively, currently carrying average daily traffic (ADT) volumes of 11,700 ADT and 1,300 ADT. Highway 50 is a four-lane divided highway with a median strip and currently carries an average volume of 28,500 ADT between El Dorado Hills Boulevard and Bass Lake Road.

The only other major street in the vicinity of the Plan Area is Green Valley Road, located approximately 5,000 feet north of the northernmost Plan Area village (Village M). This street connects the cities of Placerville and Folsom and carries an average volume of 6,100 ADT between Francisco Boulevard and Bass Lake Road.

Some streets are required as a result of Plan Area development, while others are a result of cumulative development in the El Dorado Hills area. A delineation of Plan Area streets and streets outside of the Plan Area is provided in the Summary of the traffic analysis for the El Dorado Hills Specific Plan (on file with the El Dorado County Department of Transportation).

5.3 Planned Streets

A variety of street widths and designs are included to accommodate a range of anticipated traffic volumes in a manner compatible with adjacent land use. Consistent with the overall design theme of the Specific Plan, streets will generally be curvilinear in design, conforming both vertically and horizontally and as closely as possible to natural topography. Existing trees and other natural features are incorporated into the right-of-way landscape design and will be augmented by the installation of additional landscape features. Streets within certain private, gated villages will be designated as private streets. These will be designed and constructed to County standards, but will be maintained through a private homeowners association and will not be accessible to the general public.

Graphic descriptions of each street design are provided in Figure 14, Typical Roadway Sections, but street names have not been formally designated. References in the Specific Plan are tentative only. The basic street design and the designation of specific street names are illustrated in Figure 9, Land Use and Circulation. All street cross-sections and final locations of intersections shall meet the minimum standards of the El Dorado County Department of Transportation at the time they are designed and submitted for approval.

The following is a general description of Plan Area streets:

5.3.1 Residential Street (50-foot-wide right-of-way)

The primary street design is to be used for short loop interior residential streets (less than 1,000 feet) and cul-de-sacs less than 200 feet from the corner to the entry point at the bulb. Pedestrian paths and space for street trees will be included in the right-of-way. No provision is made for on-street parking because it is intended that resident parking will be within garages. Off-street parking for visitors and service personnel will be provided in accordance with the policies of the Specific Plan. Bicycle travel will occur on the street pavement without the use of specified bicycle lanes.

5.3.2 Residential Street (50-foot-wide right-of-way)

This street design will be used for the majority of the interior village streets. Included within the right-of-way is a paved pedestrian path, streeet trees, two 12-foot-wide travel lanes, and an 8-foot-wide parking lane on one side of the street.

5.3.3 Minor Village Street (80-foot-wide right-of-way)

This street section will be used as a minor collector street within and between villages. Included within the right-of-way is a paved pedestrian path separated from the roadway by a 6-foot-wide planting strip. The street provides four 12-foot-wide travel lanes and no on-street parking.

5.3.4 Major Village Street (100-foot-wide right-of-way)

This street design is used for Country Club Drive between Silva Valley Parkway and Bass Lake Road. With a projected peak hour traffic volume of 2,300, Country Club Drive carries a large percentage of Plan Area traffic and is second in volume only to Silva Valley Parkway. This design is also used for the street that connects Country Club Drive with Silva Valley Parkway on the north side of the Village Green/Community Center. The design includes combined bicycle lanes and shoulders on each side of the pavement. Paved pedestrian paths are provided on each side of the right-of-way, with landscaping offering a varied separation from the street pavement. Provision is made for emergency on-street parking on the shoulder area.

5.3.5 Split Parkway (120-foot-wide right-of-way)

This variation of the Major Village Street design is used to incorporate a drainageway into the right-of-way design for a portion of Country Club Drive. It includes the same facilities and amenities as described for Major Village Streets.

5.3.6 Parkway (120-foot-wide right-of-way)

This design is applicable to Silva Valley Parkway from Highway 50 to Green Valley Road. Three typical roadway sections are applicable to three areas along Silva Valley Parkway as shown on Figure 14. With a projected peak hour traffic volume of 3,500, this street serves as the principal arterial in the Plan Area. As shown below, this street includes four 12-foot-wide travel lanes, pedestrian paths that meander within the right-of-way, and an extensively landscaped median. Provision is made for emergency on-street parking by using the shoulder area. Left turn lanes and deceleration right turn lanes will be provided. Roadside landscaping will vary in width from 26 to 76 feet on the western side of the Parkway and from 26 to 50 feet on the eastern side of the Parkway.

5.3.7 Interchange and Silva Valley Parkway

Prior to full buildout, a new interchange will be needed in the vicinity of the existing Silva Valley Road and Highway 50 undercrossing. The demand for the interchange is generated by development located within the Specific Plan area as well as other areas. Section 1.4.7.2 specifies when the interchange must be developed relative to vehicle use of Silva Valley Parkway and White Rock Road.

EL DORADO HILLS

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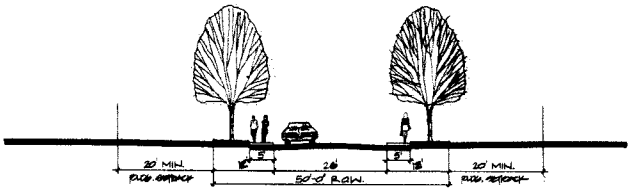
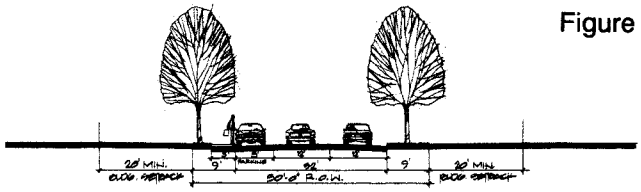
TYPICAL ROADWAY SECTIONS

9

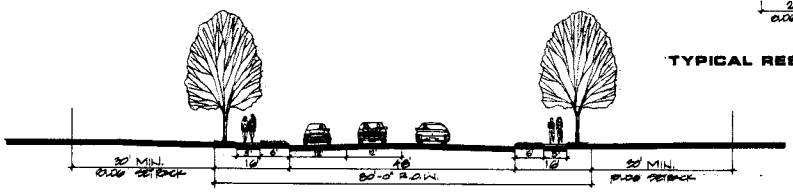
Figure 14



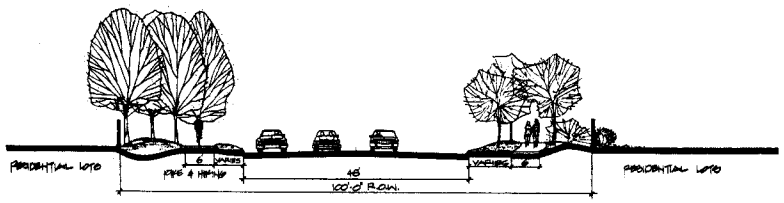
TYPICAL RESIDENTIAL STREET



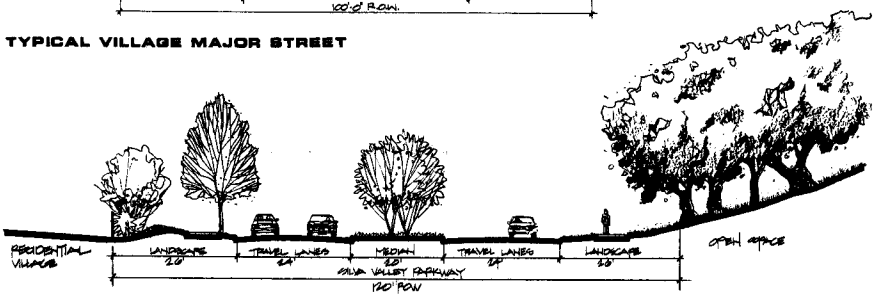
TYPICAL RESIDENTIAL STREET



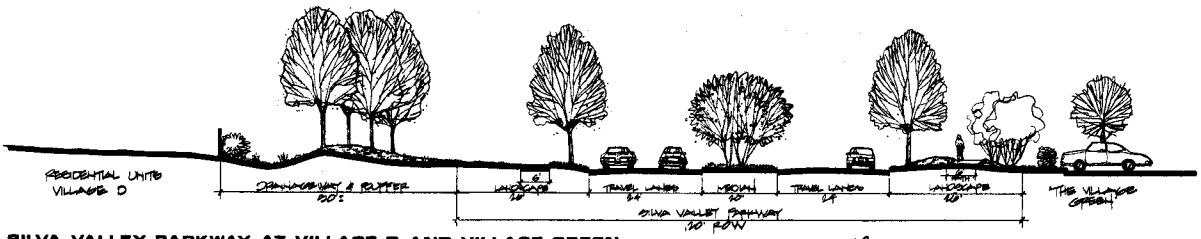
TYPICAL VILLAGE MINOR STREET



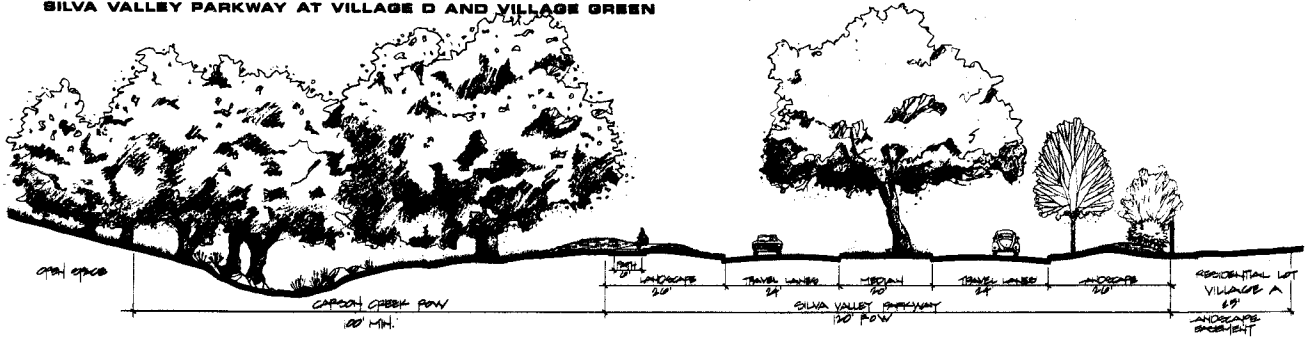
TYPICAL VILLAGE MAJOR STREET



SILVA VALLEY PARKWAY AT OPEN SPACE



SILVA VALLEY PARKWAY AT VILLAGE D AND VILLAGE GREEN



SILVA VALLEY PARKWAY AT CARSON CREEK AND VILLAGE A

ALL STREET CROSS-SECTIONS AND FINAL LOCATIONS OF INTERSECTIONS SHALL MEET THE MINIMUM STANDARDS OF THE EL DORADO COUNTY DEPARTMENT OF TRANSPORTATION

JULY 18, 1988

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EL DORADO HILLS COMMUNITIES
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El Dorado Hills, California

The design of the interchange is proposed to be a partial cloverleaf design that will allow movement of traffic from the north and south sides of Highway 50 in both an easterly and westerly direction. The exact location of the interchange and alternative locations will be reviewed pursuant to an interchange EIR. The EIR will also identify site-specific mitigation measures to lessen significant adverse environmental effects of the interchange development. Section 1.4.7.4 of this Plan contains specific policies addressing the interchange, and requires an amendment of the Plan to address land use and mitigation measures concurrently with County action to approve a final design and location.

5.4 Pedestrian Circulation

An extensive system of interlinked trails, paths, or sidewalks are incorporated into the Specific Plan area to facilitate travel within and beyond the Plan Area by pedestrians, equestrians, and bicyclists. The pedestrian routes are intended not only to provide an alternative to automobile travel but also to foster health and social interaction among residents. The natural character of the Plan Area lends itself to a multitude of outdoor activities that will be enhanced by the pedestrian system.

These routes will connect residential villages with the Village Green/Community Center, the Bass Lake commercial area, parks, and schools. They will be available for recreational uses such as hiking, jogging, and horseback riding. The trail system within the natural open space areas will connect with points beyond the Plan Area as provided for in the El Dorado Hills/Salmon Falls Area Plan.

The pedestrian routes included within the Specific Plan area will traverse a variety of terrain and will be dedicated with the public rights-of-way and public open space. The nature of these routes are summarized in the following paragraphs.

5.4.1 Natural Open Space

Natural open space areas may include trails within dedicated public easements. These trails will be connected with other areas to create a loop system within the Plan Area. Access to the trail system will occur at designated points along the public street right-of-way. Trails may be combined with fire access roads in certain instances. The final trail alignments will be determined following field surveys.

5.4.2 Residential Open Space and Private Property

Trails or paths designated on privately owned land and open spaces occur within easements dedicated for public access. These easements will be reserved for dedication with the filing of tentative subdivision maps for each village. In most instances, these paths occur in the private open space areas, the golf course, and in privately owned open space in attached unit residential developments. Trail easements not situated within open space easements will be required on a limited basis to provide connections between residential parcels to the trail system and to natural open space. Some trails may be paved and others may be covered with another all-weather surface such as gravel, crushed rock, or natural soil.

5.4.3 Drainageways

Where possible, unpaved dirt or all-weather trails will be located along the alignment of drainageways. Combined trail and drainageway easements are intended to provide a visually interesting trail environment while reducing the amount of land otherwise required for separate facilities. In most instances, the shallow depth and gradual slope of drainage channel banks will allow trails to be located close to the bank without the need for barrier fencing. In certain areas, open rail fencing may provide an appropriate physical separation between trail users and the drainageway or adjacent uses.

5.4.4 Street Right-of-Way

Paved pedestrian paths will be provided within all street rights-of-way except the local residential streets. These paths will be paved with either concrete or asphalt, depending on location, and will meander within the right-of-way to achieve an informal, rural appearance.

5.4.5 Regional Trail System

The El Dorado Hills/Salmon Falls Area Plan indicates a regional trail system that traverses portions of the Specific Plan. The Specific Plan provides for this trail in the alignment indicated in the El Dorado Hills/Salmon Falls Area Plan along Silva Valley Parkway and Country Club Drive. The right-of-way for each of these boulevards provides a trail that can be used by hikers and cyclists. This trail will connect to points outside the Specific Plan area including Green Valley Road, Bass Lake, the Community Park, Oak Ridge High School, and the bicycle trail along El Dorado Hills Boulevard.

5.5 Equestrian Trails

The Specific Plan provides for residential uses that will accommodate horses on single family parcels in Village M. In addition, there are other properties adjacent to the Specific Plan area that will support equestrian activity. Therefore, provision of equestrian trails through the Specific Plan area should be considered as an appropriate facility for improvement by the public entity that will manage the public open space and landscape corridors. These include the right-of-way corridor for Silva Valley Parkway and Country Club Drive, the PG&E powerline easement at the north end of the Specific Plan area, and the natural open space areas.

5.6 Public Transit

Major arterial streets will be designed to accommodate local public transit. This will be accomplished by incorporating El Dorado County Transportation Commission design standards for bus turn-outs and shelters into the construction of Silva Valley Parkway and Country Club Drive and by ensuring that subsequent development of other Plan Area arterials also accommodates these standards.

5.7 Park and Ride

Space for a park and ride lot will be reserved near the intersection of Highway 50 and Silva Valley Parkway. The park and ride lot will be subject to design review and shall be approved by the County of El Dorado and by the Architectural Control Committee.

SECTION 6.
OPEN SPACE ELEMENT

6.1 Concept

Open space plays a key role in the design and function of the Specific Plan area. While providing for wildlife habitat and passive recreation, it also serves to separate and define the villages that make up the Plan Area. Further, the preservation and maintenance of large areas of natural open space enhances the overall aesthetic and visual character of the Plan Area and the El Dorado Hills Community.

Open space designations are applicable to both public and private land and are applied in the public interest to preserve areas of visual or environmental significance. In some instances, the public interest will be served best by limiting access to open space lands. Such limitations are appropriate to protect certain wildlife habitats and plant communities and to prevent intrusion upon privacy.

6.2 Characteristics and Ownership

Five basic types of public and private open space are provided in the Plan Area: Natural Open Space, Residential Open Space, Golf Courses, Drainageways, and Parkland and School Playfields. These are described in the following paragraphs.

6.2.1 Natural Open Space

Approximately 978 acres, or 25 percent of the Specific Plan area, have been set aside as natural open space. This acreage occurs in areas of steep, visually prominent topography and dense vegetation. Natural open space, as shown in Figure 15, Open Space Map, will be preserved in perpetuity in an essentially unaltered condition. No development will occur within these areas except for the minimum necessary for maintenance, fire prevention, and those activities directly associated with limited recreational use of the area. Portions to be held by public entities or by the private homeowners associations also are illustrated in Figure 15, Open Space Map.

Uses allowed will be restricted to those which have a minimal impact on the open space character, such as jogging, hiking, and horseback riding. Limited recreational facilities may be included in both the public and private open space areas where such facilities are compatible with the open space character. Commercial and residential structures are prohibited in these areas. An Open Space Management Plan shall be required to preserve the natural character of these areas while providing for fire protection and erosion control.

Natural open space constitutes the largest assemblage of undeveloped land in the Plan Area. An important feature of the natural open space is its relatively unbroken expanse and continuous flow. This aspect not only provides opportunities for long, uninterrupted trail systems, but also will preserve many wildlife habitats and travelways. Natural open space abuts the golf course in several locations.

Ownership and management of the natural open space will be retained initially by the property owner. Ultimately, ownership of and management responsibilities for portions of the public open space will be relinquished to other entities, such as the Community Service District or the County of El Dorado. In order to maintain the standards of protection, open space easements or similar restrictions shall be provided. An Open Space Management Plan shall be prepared for all of the natural open space. The Open Space Management Plan shall consider alternatives for

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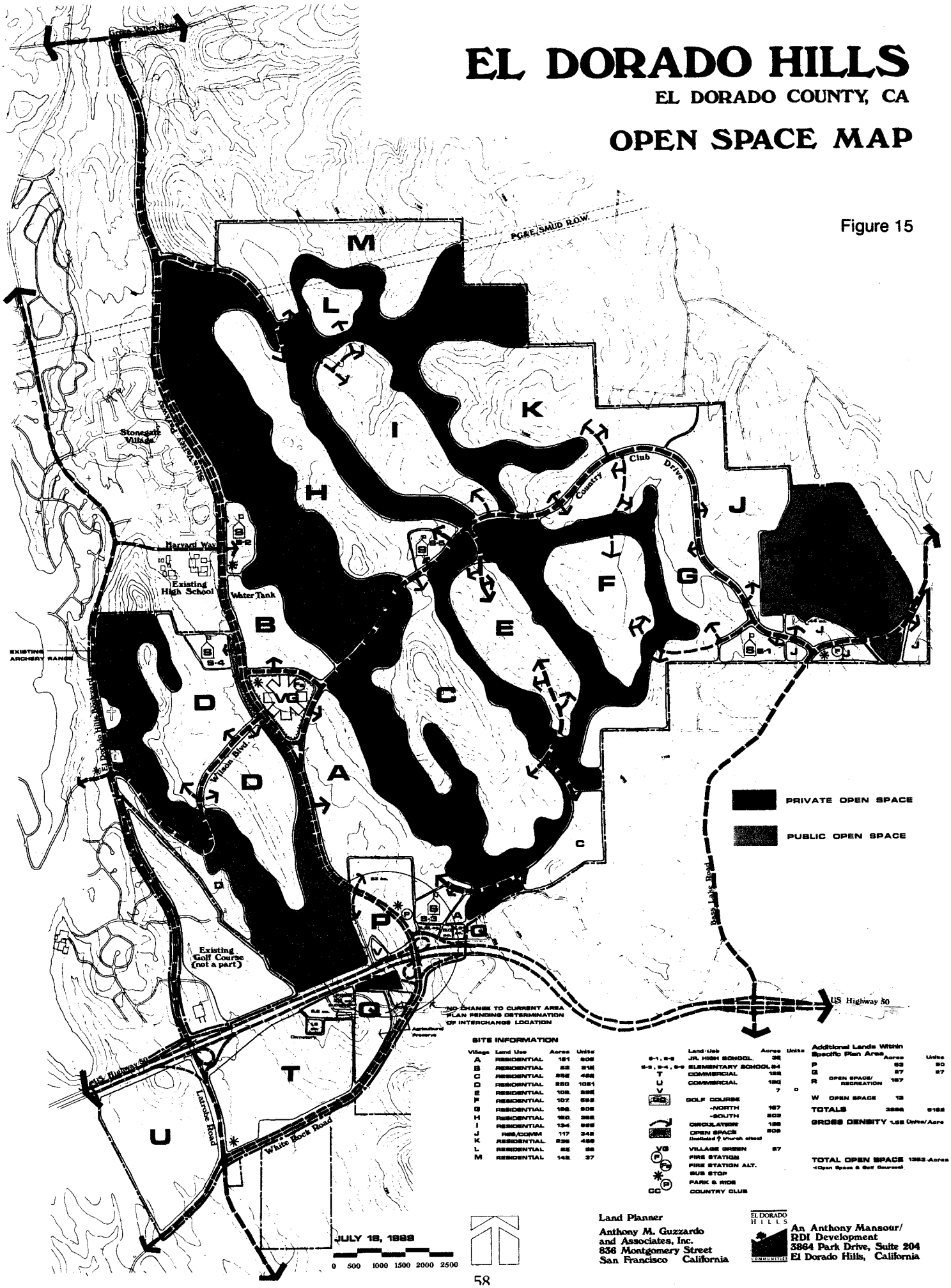
OPEN SPACE MAP

Figure 15



SITE INFORMATION

Village	Land Use	Acres	Units
A	RESIDENTIAL	151	806
B	RESIDENTIAL	53	218
C	RESIDENTIAL	252	482
D	RESIDENTIAL	250	1051
E	RESIDENTIAL	108	225
F	RESIDENTIAL	107	583
G	RESIDENTIAL	198	905
H	RESIDENTIAL	180	362
I	RESIDENTIAL	134	585
J	RES/COMM	117	342
K	RESIDENTIAL	236	456
L	RESIDENTIAL	22	56
M	RESIDENTIAL	142	37

	Land Use	Acres	Units
S-1, S-2	JR. HIGH SCHOOL	36	
S-3, S-4, S-5	ELEMENTARY SCHOOL	24	
T	COMMERCIAL	128	
U	COMMERCIAL	130	
V		7	0
GC	GOLF COURSE -NORTH	167	
	-SOUTH	203	
	CIRCULATION	138	
	OPEN SPACE (included ⚲ church sites)	209	
VG	VILLAGE GREEN	27	
F	FIRE STATION		
Fs	FIRE STATION ALT.		
*	BUS STOP		
P	PARK & RIDE		
CC	COUNTRY CLUB		

Additional Lands Within Specific Plan Area

		Acres	Units
P		63	90
Q		27	27
R	OPEN SPACE/ RECREATION	167	
W	OPEN SPACE	13	
TOTALS		3898	6162

GROSS DENSITY 1.58 Units/Acre

TOTAL OPEN SPACE 1363 Acres (Open Space & Golf Courses)

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ownership and maintenance of the natural open space. The plan shall also identify mechanisms for funding the ongoing maintenance and management of the public and private natural open space.

6.2.2 Residential Open Space

There are two types of residential open space. Attached dwelling units will have common areas that will be designated as residential open space to be owned and maintained by a homeowner's association. On individual lots, private open space will be designated and owned in fee by individual property owners, but will be constrained from certain uses by deed restrictions or CC&Rs.

At the time of tentative map submittal to the County, a building envelope shall be established for each lot, and common areas with attached units will provide for flexibility of orientation, solar access, minimization of grading, preservation of trees, conformance with all setback requirements, and open space preservation on common areas, as applicable.

Prior to construction of residences, each structure location, orientation, building material, landscaping, fencing location and materials, and other physical improvements will be established during Design Review and approved by the Architectural Control Committee as provided for in the Design Guidelines and CC&Rs. Lots that abut natural open space may contain both development and nondevelopment areas. The development area shall be that which includes the building envelope, fencing, and intensive landscaping. The nondevelopment area shall be one of residential open space, abutting either the designated public or privately owned space. This residential open space is intended to minimize fence visibility, reduce open space intrusion, buffer open space from development, and reduce tree loss. Development and nondevelopment areas and building envelopes shall be designated on all tentative maps and approved by the Architectural Control Committee.

Figure 16
Plan View of Residential Open Space

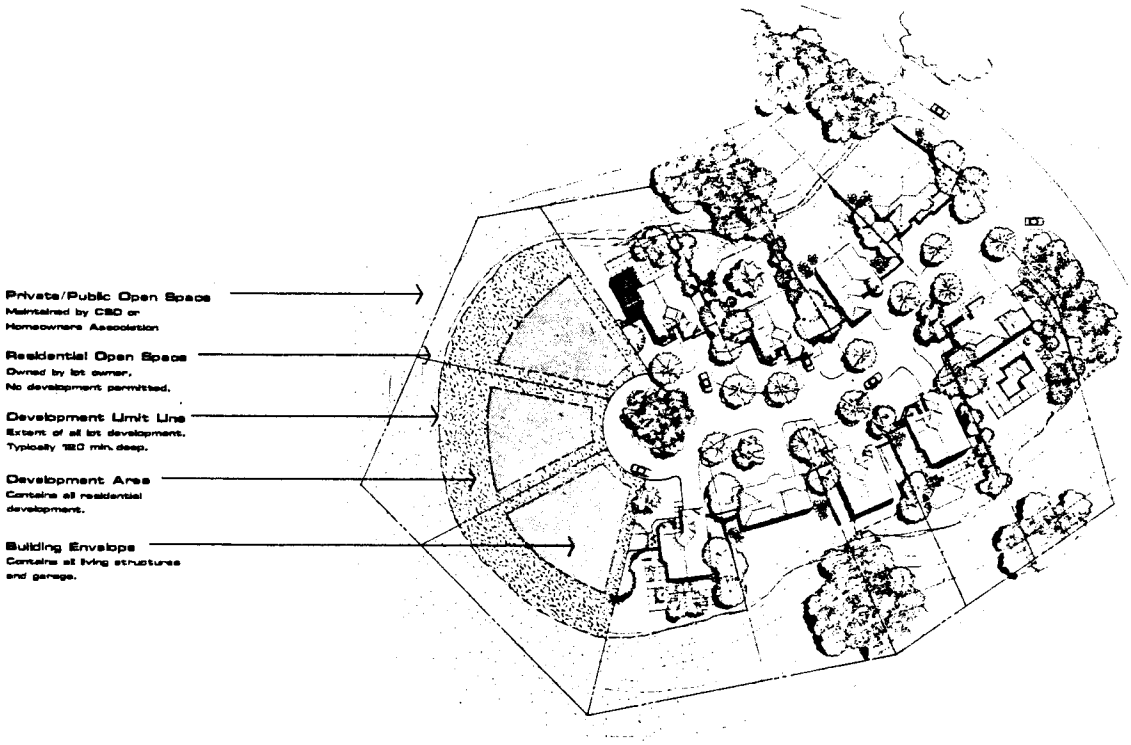
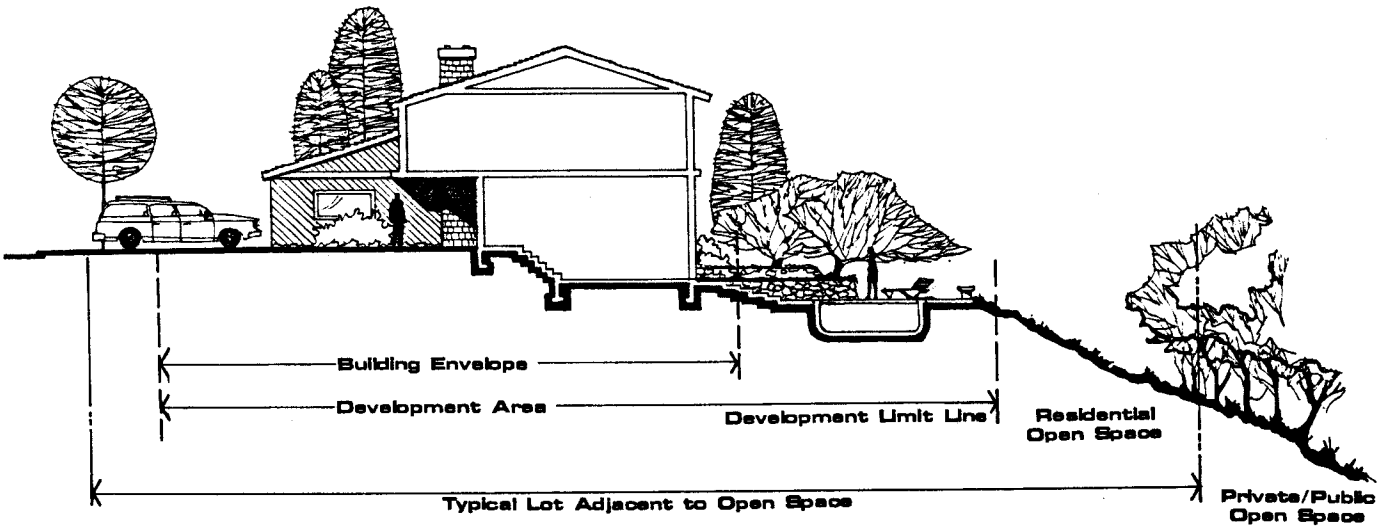


Figure 17
Section View of Residential Open Space



6.2.3 Golf Course

Approximately 370 acres are reserved within the Plan Area for two 18-hole championship golf courses. The area designated for golf courses will remain as natural open space until such time as it is developed for the intended use.

The golf course clubhouse, lodge, and auxiliary facilities will be privately owned, operated, and maintained. Access for drainageway maintenance within the golf course will be provided, where appropriate, in the CC&Rs assigned to specific villages.

6.2.4 Drainageways

As described further in Section 8, Public Infrastructure Element, major drainageways within the Plan Area either will be left in a completely natural, unaltered condition or modified to appear natural. The wide, shallow design of channels with riparian vegetation will constitute an element of open space within certain villages. Drainageways will be contained within easements that provide for routine maintenance as well as pedestrian travel. An important feature of the drainageway system is the inclusion of storm drainage retention ponds. Riparian vegetation will be managed within drainageways and retention ponds to enhance the open space character and habitat of these areas. The drainageway easements will be held by the County as the maintenance entity.

6.2.5 Parkland and School Playfields

As described in greater detail in Section 7, "Public Facilities and Services Element," parkland and school sites will be contiguous to the maximum extent possible to create a sense of openness in the villages in which these facilities are located. In general, the criteria for siting these facilities have included the village location, housing types, lot sizes and density, proximity to open space, golf courses, village topography, tree cover, and proximity to similar facilities. Reservation of land for parks and schools for public ownership will be made with the filing of tentative subdivision maps for each village.

SECTION 7.
PUBLIC FACILITIES AND SERVICES ELEMENT

7.1 Concept

The Specific Plan contemplates the development of a community that will require a full range of public services. The Plan provides for such services to be provided by a variety of public and private entities. Provisions for the reservation or dedication of land necessary for public facilities and services shall be set forth in a Development Agreement, the Planned Development, or imposed as a condition of approval of tentative subdivision maps.

7.2 Fire Protection

7.2.1 Current Service

Fire protection throughout the El Dorado Hills Community is provided by the El Dorado Hills Fire Department, which was formed under the El Dorado Hills County Water District in 1963. The District currently covers approximately 25,000 acres, serving 2,311 homes and an estimated population of 7,000. The fire department has grown from a volunteer force with one fire station and three pieces of apparatus to a paid staff of 12, a volunteer force of 21, two fire stations, and 10 pieces of apparatus.

Station 1, located in Park Village, houses the entire paid staff of 12 and seven of the pieces of apparatus. It is located approximately 2 miles from the west edge of the Specific Plan area at the intersection of Harvard Way and Silva Valley Parkway. Estimated response time to this location is 3 to 5 minutes.

Station 2, located in Marina Village, is manned by volunteers and houses three pieces of apparatus. Estimated response time to Harvard Way and Silva Valley Parkway is also 3 to 5 minutes.

7.2.2 Planned Service

The Department has prepared a 10-year District Facilities Plan (DFP) for expansion of facilities, apparatus, and manpower through 1997. The DFP has given consideration to the development of several new projects within the District boundary, including the El Dorado Hills Specific Plan area. The District has projected the need for an additional station, Station 3, to be located in the Bass Lake area. This station is approximately within Village J, just west of the 4-acre commercial site near the intersection of Bass Lake Road and Country Club Drive.

According to the DFP, response times to the various areas in the District are one of the major factors in determining station placement, manpower requirements, and overall District fire protection levels. The new station would provide overlapping coverage with the existing two stations, and would provide a response time of less than 3 minutes to most of the Plan Area.

The DFP projects that Station 3 would be required by 1996 in response to growth in the eastern portion of the District. Station 3 would be manned by six full-time firemen and would house an engine and a water tender.

Total District population by 1996 is projected to be over 25,000, inhabiting approximately 8,500 to 9,000 dwelling units. The District by that time will increase its manpower to 38, and the

quantity of apparatus will reach 12. All three stations will be manned with a minimum of two persons at all times.

Response time has been identified as an important criterion of service by the District because a response time of less than 5 minutes may be critical to the survival of a person not breathing normally. Over 46 percent of the calls answered by the District in 1986 were for medical emergencies. This pattern can be expected to continue with increased residential growth in the community. Furthermore, the percentage of elderly people who require emergency medical treatment can be expected to increase due to the aging of the population in general, and the potential for a higher percentage of elderly population as a result of a relatively more affluent demographic profile in the community. Station 3 is intended to meet this short response time criteria for the Bass Lake/Silva Valley Parkway area. With the proposed stations manned by personnel on a 24-hour basis, approximately 80 percent of the District would be in an optimum response mode. In addition, each station would provide the other two stations with a backup response for structural fires, wildland fires, and multiple alarm emergencies.

The Land Use and Circulation Map (Figure 9) designates a site for future development of a fire station in the vicinity of Bass Lake. This site will provide for response coverage in the upland areas of the District east of Silva Valley Parkway, as indicated in the DFP. A site of 0.50 acre is sufficient to provide a satellite fire station in this area.

A possible alternative site for Station 3 is in the Community Center, located at the intersection of Silva Valley Parkway and Country Club Drive. The station would respond quickly to the neighborhoods in the Silva Valley area, as well as the proposed commercial area south of Highway 50. The response area for this station would overlap the response area for the Bass Lake station. If stations were ultimately constructed on both sites, response times for each station would be substantially reduced and the level of protection in the service area increased.

7.3 Sheriff

7.3.1 Current Service

Police protection services in the El Dorado Hills Community are provided by the El Dorado County Sheriff's Department, headquartered in Placerville. This main station, which serves El Dorado County's entire west slope area (west of Strawberry), includes eight supervisors, one lieutenant, one captain, 40 deputies, five detectives, five civil workers, and six jailers. Equipment includes 15 patrol cars. Although the department manpower standard is 1.5 officers per 1,000 residents, the current deficiency in manpower has resulted in a staffing level of approximately 0.78 officer per 1,000 persons.

Of the 18,000 calls made to the west slope area in 1986, approximately 25 percent were to the Cameron Park/El Dorado Hills area. Response time from the Placerville station to the Plan Area is currently 15 minutes.

7.3.2 Planned Service

The sheriff's department indicates that current staffing levels are inadequate to meet the needs of Plan Area development and that an additional 32 officers, in addition to support staff and equipment, will be required for total Plan Area buildout.

Provision can be made within the Village Green/Community Center for a sheriff's department substation. Such a facility, centrally located within the Plan Area, would serve the dual purpose of improving response time to the Plan Area and providing a permanent presence as well. This permanent presence could provide a crime deterrent as well as offer a public relations function.

An alternative to the creation of a complete substation is to open an unmanned field office. Such a facility could contain an automated message center, a convenient location for meetings with local residents, and a place for handling routine administrative matters.

7.4 Elementary Schools

7.4.1 Current Service

The Plan Area is served by two elementary school districts. The Rescue Union School District serves the northern portion of the area, including Villages N, S, M, and L, and portions of the east side of the Plan Area, including Villages G, J, and a portion of Village F. Approximately 2,300 dwelling units will be constructed in these areas. The balance of the Plan Area, which contains approximately 3,800 dwelling units, is served by the Buckeye Union School District.

Neither district has school facilities within the Plan Area. Both districts use extensive busing programs to transport children throughout the service area.

The Rescue Union School District had an enrollment of 1,460 students from grades K through 8 as of February 1987. The District has four school sites, Green Valley School (grades K-3), Rescue School (grades 4-6), Jackson School (grades K-6), and Marina Village School (grades 7 and 8). School enrollment at the Rescue Union School District sites has exceeded the limits of the District's master plan, and the District is currently overcrowded.

The Rescue Union School District has additional sites that can accommodate some of the growth projected within the District. These include a 10-acre site on Greenstone Road near the east end of the District, a 9.5-acre Marina Village South site in the Northwest El Dorado Hills Specific Plan Area, and a 3-acre addition to the existing Jackson School just north of St. Andrews Village. These sites, along with facility improvements to existing schools, will allow the District to accommodate substantial new growth. However, an additional site (grades 7 and 8) will be required within the Plan Area.

The Buckeye Union School District had an enrollment of 1,843 students in grades K-8 on three school sites as of February 1987. This enrollment exceeds the District standard of 540 students per campus. There are no school sites owned by the Buckeye Union School District in the immediate vicinity of the Specific Plan area.

7.4.2 Planned Service

The Rescue Union School District has calculated the overall student yield rate at 0.401 students per dwelling unit in the current draft of its facilities master plan. This yield rate would indicate a total enrollment of approximately 900 students at full buildout of the Plan Area. With the capacity that will be available in the District's elementary schools with completion of Marina Village South School and other improvements throughout the District, it is projected that Jackson Elementary School can accommodate the elementary grade students from the Specific Plan area.

A 7-8 grade school site comparable to the District's existing school in Marina Village is designated on the Land Use and Circulation Map near Bass Lake Road. This school would accommodate the students from the Specific Plan area, and also would meet the need for a second intermediate school to serve the east end of the District.

The Buckeye Union School District has a student yield rate of 0.468 student per dwelling unit based on a 1985/86 demographic study. Based on this factor and an estimate of 3,800 dwelling units proposed for the portion of the Specific Plan area within this District, it is estimated that the Buckeye District will need three new schools within the Specific Plan area. These school sites are designated on the Land Use and Circulation Map (Figure 9) as three elementary school sites of 8 to 10 acres each, and two intermediate (7 to 8) school sites of 15 to 18 acres each, including playgrounds and fields.

The school sites are reserved on the Specific Plan Land Use and Circulation Map for acquisition by the Districts at the time they are needed. School acquisition and construction funds are accumulated by the Districts under the Stirling Bill (AB 2926) enacted in January 1987. School districts can collect up to $1.50 per square foot of inhabitable space of residential construction,

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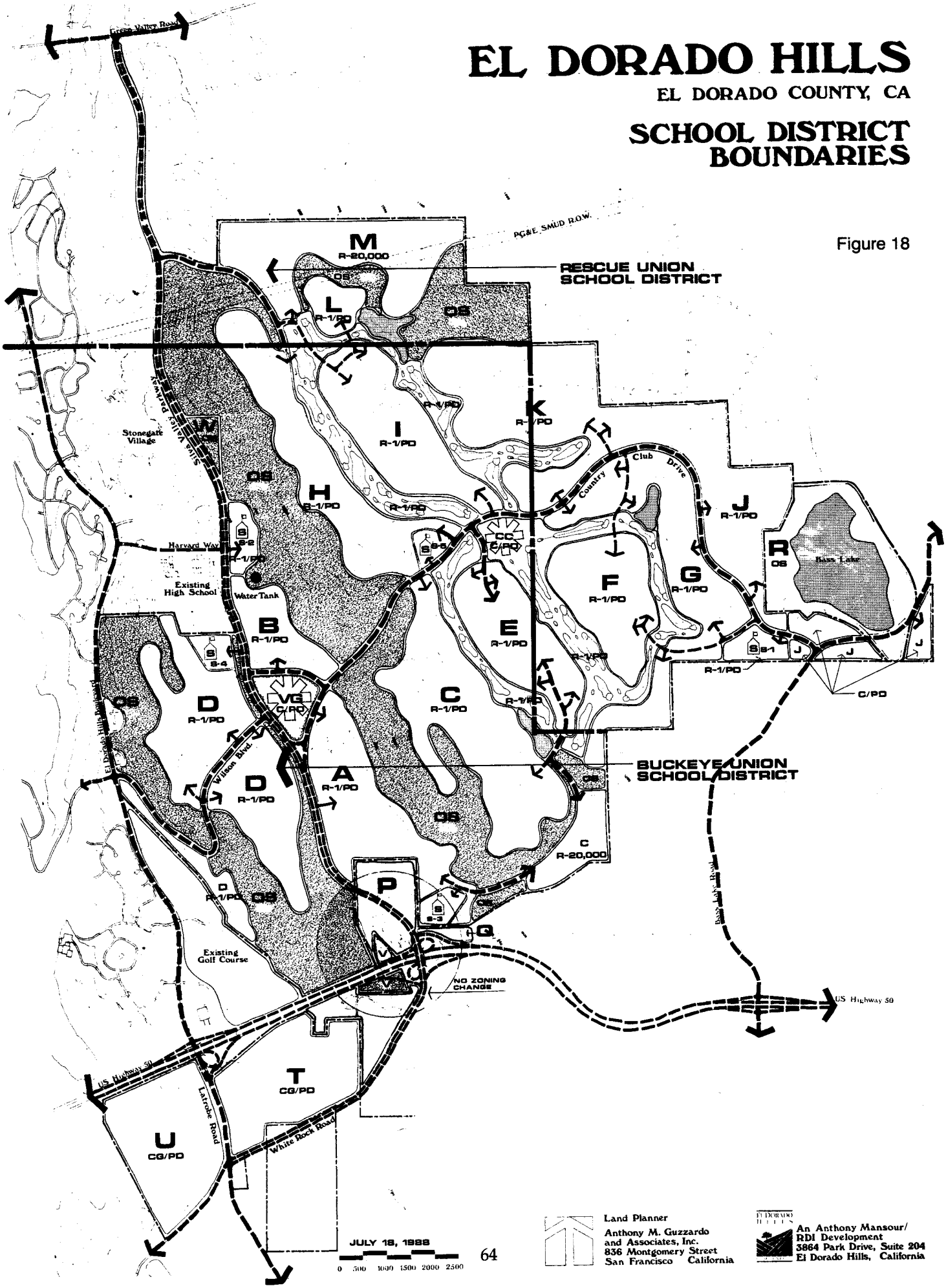
SCHOOL DISTRICT BOUNDARIES

Figure 18



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and up to $0.25 per square foot of space in nonresidential construction to fund new school facility needs. The fees collected can serve as local matching funds for participation in the Leroy Greene Lease-Purchase Program supporting construction of new facilities. The Districts may, alternatively, embark upon their own building programs independent of state support.

The establishment of a benefit assessment district, such as a Mello-Roos Community Facilities District, may be required to fund and provide an elementary school prior to the ability of the school district to fund construction. Such a district may be formed to provide for other services and facilities in addition to school facilities. Formation of a Mello-Roos District or other funding mechanism will be required as part of a Public Facilities and Services Financing Plan, as provided for in the "Implementation" section of the Specific Plan.

School sites, which also are shown on the Specific Plan Map (Figure 4), are generally placed in accordance with the following criteria:

- Usable terrain.
- Contiguous or in proximity to natural open space.
- Contiguous to parkland.
- Within residential villages and located to provide convenient access for the entire service area of the school.

7.5 High Schools

7.5.1 Current Service

The El Dorado Hills Community is served by the El Dorado Union High School District, which operates three high school campuses:

- El Dorado High School
- Ponderosa High School
- Oak Ridge High School

High school facilities within the District are generally at or near capacity, and the District has a Master Plan program underway to select and plan for the development of additional facilities. Oak Ridge High School is located within the Specific Plan area at the intersection of Harvard Way and Silva Valley Parkway. The Oak Ridge High School site covers a total of 50 acres, including a 10-acre play field that is jointly developed and operated with the El Dorado Hills Community Services District. The campus is essentially complete, but an application for additional funding has been submitted to the state for construction of a fine arts center. The school has classroom space for approximately 1,200 students, and could be expanded to approximately 1,500 students with the use of portable classrooms. The current enrollment at Oak Ridge High School is 850 students. However, with additional growth anticipated in the El Dorado Hills Community, it is not anticipated that all students resulting from development in the Specific Plan area could be accommodated at Oak Ridge High School.

Additional recreation facilities are planned for the 40-acre community park site located across Harvard Way from the high school. Such facilities may be jointly developed or operated with the school district and the Community Services District.

7.5.2 Planned Service

The El Dorado Union High School District encompasses the west slope of the Sierra Nevada within El Dorado County and must serve rural, as well as relatively urban, areas. The District has planned for additional growth by acquiring sites and establishing a master planning program. The current thrust of the program is to increase the capacity of schools in the Placerville area, and to provide additional school campuses in the rapidly growing western end of the District.

The District has acquired a site in El Dorado Township that may serve the south-central portion of the District, but a site further west is also required. The District has determined that

districtwide dwelling units generate an average of 0.17 high-school-age student per household. However, in the El Dorado Hills Community this ratio is 0.25 student per household. This would indicate a potential enrollment of approximately 1,600 students in the Plan Area. The districtwide average student yield rate would generate an estimated enrollment of 1,100 students. If these projections are accurate, it is clear that an additional high school with a capacity of 1,200-1,600 students will ultimately be required in the vicinity of El Dorado Hills.

A site of 40 acres is required to construct a modern high school with sufficient play fields. A larger site is required if the terrain restricts the usable area. Selection of such a site within the Plan Area boundary will be difficult because most of the area is hilly. The few appropriate sites would be on Silva Valley Parkway close to the existing high school. Such proximity is not desirable, and an alternative site is recommended south of Highway 50, outside of the Specific Plan area.

A high school site south of Highway 50 would meet the needs of the District with regard to districtwide distribution of facilities. Consequently, a site should be reserved in the area south of Highway 50 as a part of any specific plan, tentative subdivision map exceeding 500 units, or update of the El Dorado Hills/Salmon Falls Area Plan approved by the County affecting that vicinity.

7.6 Recreation and Parks

7.6.1 Current Service

Recreation and park facilities within El Dorado Hills are currently provided by the El Dorado Hills Community Services District (CSD). The recreation department of the CSD was founded in 1962 by action of the Board of Supervisors (Resolution 98-62). In 1978, the board of supervisors adopted the Recreation Element of the County General Plan in conjunction with implementation of the Subdivision Map Act with respect to dedication of land or payment of fees in major subdivisions. The adopted Recreation Element includes specific standards for various types of recreational facilities and areas for the CSD.

In 1981, the CSD adopted a Recreational Facilities Master Plan to provide a planning document that designates and provides for the logical acquisition and development of parks and recreational facilities within the District. The recreational facilities standards set forth in the Facilities Master Plan are consistent with those established earlier in the County Recreation Element.

The recreational facilities standards applicable within the Plan Area are summarized as follows:

a. Neighborhood Parks and Playgrounds (2-5 acres):

   Approximately 5 acres per 1,000 population, offering swings, slide, tot lot, and play equipment; turf area; paved area for court games and wheeled toys; benches; walks and landscaping.

b. Community and District Parks (15-25 acres):

   Approximately 5 acres per 1,000 population, offering multiuse athletic fields at a ratio of 1.5 acres per 1,000 population; courts for tennis, horseshoes, shuffleboard, etc.; lawn areas; outdoor swimming pool at a ratio of one per 25,000 population; band shell; picnic area; day camp center; and parking lot.

The CSD currently owns 13 facilities, including some undeveloped park sites. Most of these are small neighborhood facilities or recreational facilities operated in conjunction with schools. No existing park sites are located within the Specific Plan area.

The Facilities Master Plan designates the Oak Ridge Community Park site just west of the Plan Area, and the DeBocco Park site just east of the Plan Area. Oak Ridge is planned as a 40-acre

community park with a wide range of specialized facilities. DeBocco Park is planned as a 3-acre neighborhood park.

7.6.2 Planned Service

The Specific Plan anticipates that the CSD will operate and maintain all new public parks within the Plan Area.

7.6.2.1 New Park Facilities

The Specific Plan provides for a 1- to 2-acre park site in every residential Village with at least 200 dwelling units. Villages with over 500 dwelling units will have a second park of equal size or a single park with double the size. The total area of neighborhood parks shall be at least 25 acres. Park sites will include amenities consistent with the CSD definition of a neighborhood park at an estimated cost of $100,000 per acre in 1988 dollars.

In villages with higher density housing, these parks may serve as the focal point for neighborhood gatherings, such as barbecues. In addition, these parks will serve as the gathering area for neighborhood children. The existing parks in St. Andrews Village (St. Andrews Park and Weisberg Park) are typical of the kind of park and facilities intended. The precise location of these parks will be determined in the specific development plans or tentative subdivision maps submitted for a specific village.

A 10-acre district park is planned adjacent to the intermediate school in Village G, and an 8-acre district park is planned adjacent to the school site in Village A. A 10-acre community park is planned in the Village Green/Community Center.

7.6.2.2 Active Recreation at School Sites

As has been the case in much of the El Dorado Hills Community, active recreation facilities will be incorporated at school sites that can be used by local residents for softball, football, soccer, and other field activities. There are five new school sites designated in the Plan Area, including two junior high schools that will include a significant area for active field sports. Typically, it can be anticipated that each of the three new elementary school sites will accommodate at least one softball field and one soccer or football field. The junior high schools will provide additional field areas and hardcourt areas for basketball and similar sports. Each of the junior high school sites will contain approximately 12-15 acres and will provide at least two additional softball fields and several acres of playing fields at each school.

7.6.2.3 Golf Courses and Club Facilities

The golf courses will provide a major recreational outlet for many of the residents who choose to reside in the community specifically because of the availability of quality golf courses. In addition, it is anticipated that the clubs will include full recreation facilities that will be available on a private membership basis. This can be expected to include tennis courts, a swimming pool, exercise and weight room, saunas, and other amenities associated with a full service facility.

7.6.2.4 Private Project Facilities

The residential villages will be composed of a mix of dwelling unit types. It is anticipated that certain dwelling units will be developed with commonly owned recreation amenities. It is likely that single family homes, attached single homes, and patio homes will have common recreation facilities such as a small clubhouse, tennis courts, and a swimming pool, all operated and maintained by a neighborhood or village propertyowners association.

7.6.2.5 Village Green/Community Center

The Village Green/Community Center is planned to include several recreation and leisure-oriented facilities. These will include the "village green"—a 2-acre turfed area suitable for

informal recreation and outdoor gatherings; a 10-acre community park that may include a hardcourt, tennis courts, and children's play area. Space within the buildings will be made available to Plan Area residents and community groups for certain recreation and leisure activities.

7.6.2.6 Athletic Fields

The El Dorado Hills CSD has indicated a need for athletic fields, apart from the school facilities, that can accommodate adult soccer leagues and similar active field sports. A site of approximately 10 acres is designated for such activities adjacent to the intermediate school site near Bass Lake. Another park of 8 acres in size is planned in conjunction with the school in Village A. These facilities will provide a flat, turfed area and parking lot. Lighting for evening activities would be feasible at this location.

SECTION 8.
PUBLIC INFRASTRUCTURE ELEMENT

8.1 Water

8.1.1 Water Supply

Domestic water is provided within the Specific Plan area, a part of the El Dorado Hills service area, by the EID, which has contracts with the U. S. Bureau of Reclamation (USBR) to receive 7,550 acre-feet of water per year from Folsom Lake to serve the El Dorado Hills service area.

As of May 15, 1987, the total allocation of water to existing users in the El Dorado Hills service area was 1,297 acre-feet annually. The total amount available to future development in the service area is 6,253 acre-feet, coming from the existing USBR contracts for Folsom Lake. The current EID standard of water consumption per equivalent dwelling unit is 0.67 acre-feet per unit per year. At this rate of consumption, the current contracts could accommodate 9,332 additional equivalent dwelling units. (Note: 3.07 acre-feet equals 1 million gallons.)

Within the El Dorado Hills service area, there are approximately 10,000 dwelling units proposed for development over a period of 15-20 years. The currently assured firm supply of 6,253 acre-feet from Folsom Lake is not sufficient to meet the total demand generated by projected buildout of the current plans. However, the supply is certainly sufficient to meet the demand for water for several years of development. In the period of development for which water supply is available, significant new supplies identified and in various stages of planning will be developed by EID.

Assessment District No. 3 (AD No. 3) was formed to provide for the initial expansion of water and wastewater facilities to the El Dorado Hills area. The 25-year, seven-phase construction project will provide for installation of major transmission, storage, and treatment facilities in conjunction with development of the El Dorado Hills area. Phase 1 improvements are financed by the AD No. 3 bond proceeds, with subsequent phases to be funded by supplemental connection fees. The Folsom Lake allocation is committed to serving the requirements of AD No. 3.

The future demand for water for west El Dorado County will be provided by EID from a variety of sources. An additional 5,000-6,000 acre-feet of water is available to EID under contract with PG&E. Approximately 7,000 acre-feet of water can be made available pursuant to EID's rights to water from the north fork of the Cosumnes River and Crawford Ditch, which would be treated and filtered at Reservoir No. 7, upstream from Diamond Springs. EID has prepared an interim facilities plan (not yet adopted) for the continuing and future development of water sources and delivery systems to serve the El Dorado Hills area. These facilities are illustrated in Figure 20.

The time available to develop these new facilities required to meet the demand can be estimated by comparing an assumed growth rate to the available water reserve. Figure 19 charts the amount of water available relative to the demand for additional water in the service area as the El Dorado Hills Community grows. At an assumed rate of 500 new dwelling units per year, the current water supply from the USBR contract would accommodate additional growth for approximately 16 years, or through 2005, if construction begins in 1989.

The actual water rate consumption within the El Dorado Hills service area will be affected by several variables. The actual rate of development may be accelerated and consumption of the available supply may occur at a more rapid rate. The golf courses will require temporary irrigation in the Specific Plan area until additional treated wastewater from the EID sewage treatment plant becomes available. The demand for water for each golf course is estimated at 1,000 acre-feet per year. Thus, the demand will be higher in the initial years of operation of the golf courses, but will decrease as the demand for fresh water is replaced with treated wastewater.

Adequate volumes of treated water are provided to the existing golf course and other contractual users by the existing El Dorado Hills Sewage Treatment Plant. Treated water produced at buildout of the Specific Plan area is projected to be 3,035 acre-feet per year. Buildout of approximately 3,500-3,700 additional residences will produce enough treated water for use by each proposed golf course. Development adjoining the Plan Area will generate additional treated water, which may be used on the golf course.

8.1.2 Existing and Planned System

Water treatment capacity is currently 5.9 million gallons per day (MGD). During summer months, approximately 75 percent of capacity is used. Ultimate capacity will be 20.3 MGD.

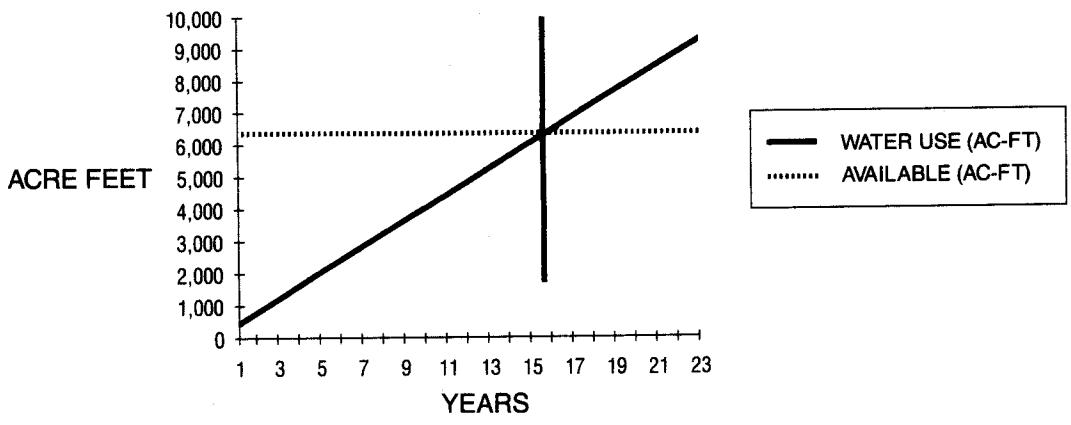
As shown in Figure 21, a 20-inch diameter line is located in El Dorado Hills Boulevard south of the reservoir, and a 24-inch line exists north of the reservoir. An 18-inch line, constructed as a part of Phase 1 of AD No. 3, bisects the Plan Area, connecting the line in El Dorado Hills Boulevard with the 3-million-gallon reservoir above Oak Ridge High School and a pump station at Bass Lake. Additional storage facilities outside the Plan Area boundary include a 1-million-gallon reservoir at Ridgeview and a 1-million-gallon reservoir at the El Dorado Hills Business Park. A 3-million-gallon reservoir is proposed at the south end of Village C as part of AD No. 3. Pump stations are located near Bass Lake and at the extreme southeastern edge of the Plan Area. A 12-inch line exists in the vicinity of the southeastern Plan Area boundary and connects the Bass Lake pump station with the El Dorado Hills Business Park.

8.1.3 Specific Plan Area System

The proposed water system for Plan Area development is shown in Figure 21, Water Plan. As shown, a majority of the water line extensions will be 10- and 12-inch diameter lines located within street rights-of-way. Additional lines through the service area will be 8 or 10 inches in diameter. No additional reservoirs or pump stations are proposed.

Based on EID's average use rate, Plan Area residential development will require a total of 4,128 acre-feet per year.

Figure 19
Projected Water Demand



EL DORADO HILLS

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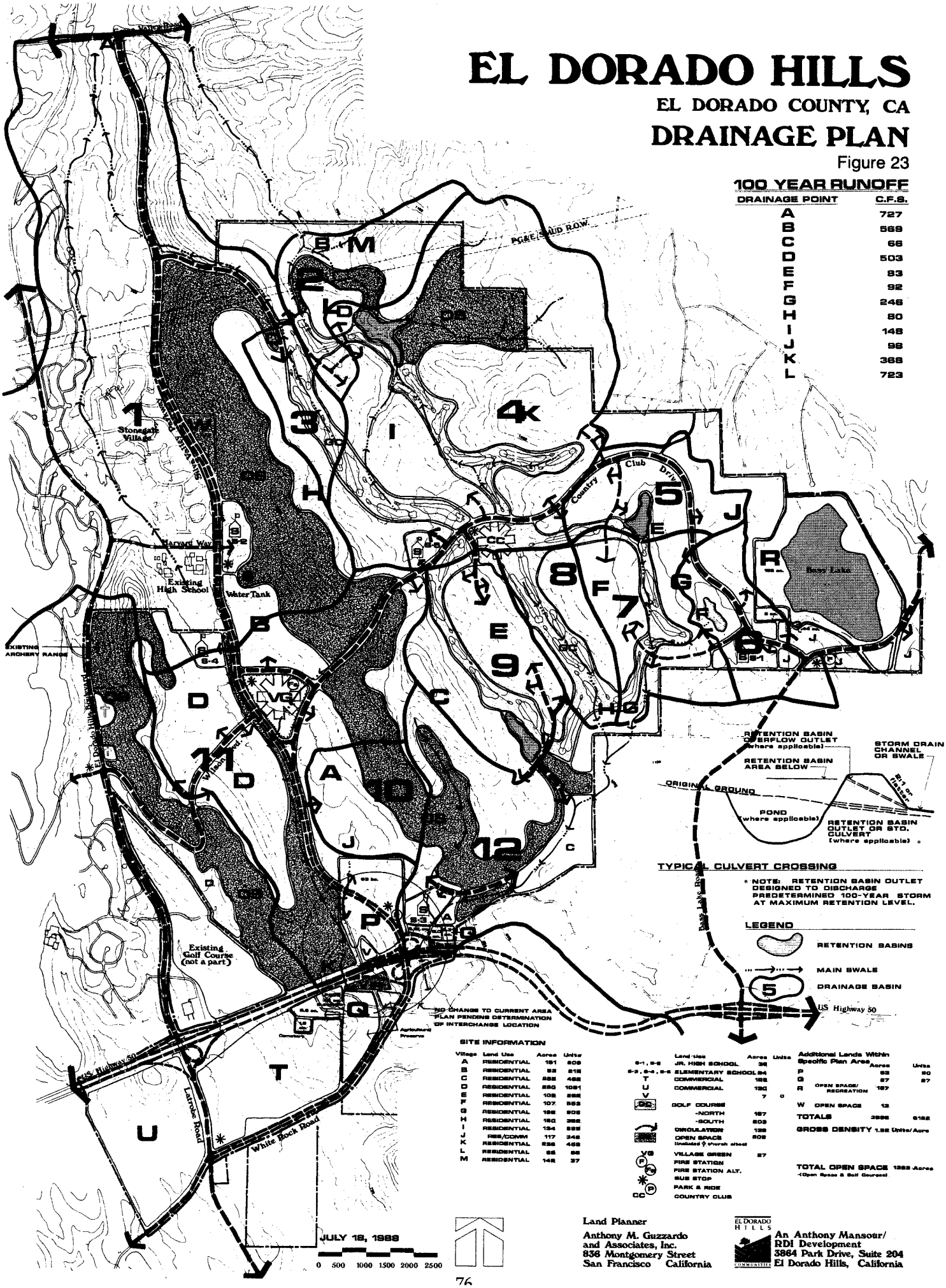
DRAINAGE PLAN

Figure 23



100 YEAR RUNOFF

DRAINAGE POINT	C.F.S.
A	727
B	569
C	66
D	503
E	83
F	92
G	246
H	80
I	148
J	98
K	368
L	723

SITE INFORMATION

Village	Land Use	Acres	Units
A	RESIDENTIAL	151	606
B	RESIDENTIAL	53	216
C	RESIDENTIAL	255	482
D	RESIDENTIAL	250	1051
E	RESIDENTIAL	102	282
F	RESIDENTIAL	107	553
G	RESIDENTIAL	186	605
H	RESIDENTIAL	150	362
I	RESIDENTIAL	134	525
J	RES/COMM	117	342
K	RESIDENTIAL	236	458
L	RESIDENTIAL	65	66
M	RESIDENTIAL	142	37

	Land Use	Acres	Units
S-1, S-2	JR. HIGH SCHOOL	36	
S-3, S-4, S-5	ELEMENTARY SCHOOL	24	
T	COMMERCIAL	122	
U	COMMERCIAL	130	
V		7	0
GC	GOLF COURSE		
	-NORTH	167	
	-SOUTH	203	
J	CIRCULATION	132	
	OPEN SPACE (included church sites)	209	
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Fs	FIRE STATION ALT.		
*	BUS STOP		
P	PARK & RIDE		
CC	COUNTRY CLUB		

Additional Lands Within Specific Plan Area	Acres	Units
P	53	90
Q	27	27
R OPEN SPACE/ RECREATION	167	
W OPEN SPACE	13	
TOTALS	3896	6162

GROSS DENSITY 1.52 Units/Acre

TOTAL OPEN SPACE 1383 Acres (Open Space & Golf Courses)

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The dense character of the Plan Area soil and the proximity of bedrock to the surface will allow most existing drainageways to be left in a completely natural, unaltered condition. Riparian vegetation will be allowed to grow in channels to the extent that efficient functioning is not impaired. In limited instances, where additional channelization is required to accommodate peak flows, channel banks will be graded to a slope of 4:1 or flatter. Channel width will vary to approximate a natural appearance. In areas where higher water velocities and turbulence are expected, such as on outside banks of curves and at culvert outfalls, natural or altered channels may require the addition of revetment material. In such instances, use of native stone rip-rap and gabion structures will be explored as a first choice. Poured cement will be used only where native stone cannot be effectively used.

The drainage plan includes a system of retention ponds designed to accept excess storm runoff during heavy storms and reduce downstream flows. Retention ponds will be irregular in shape and shallow in depth with banks graded to a slope of 4:1 or flatter. Riparian vegetation will be allowed to grow where efficient functioning of the ponds is not impaired. Where located in golf course areas, the ponds will be incorporated into the landscape design of the course.

Storm drainage under streets will be conveyed through corrugated steel pipes ranging in size from 42 to 72 inches in diameter, depending upon anticipated water volumes. Drainage from streets and paved parking areas will be conveyed through open, asphalt, or concrete-lined swales and gutters. Catch basins will intercept runoff from paved areas where it can be conveyed to the larger drainageways described above. It is intended that closed culverts be used only to convey drainage under streets.

8.4 Gas

Natural gas is provided to the Plan Area by PG&E. The nearest gas transmission line is located within the El Dorado Hills Boulevard right-of-way. PG&E indicates that sufficient capacity and facilities exist to serve all development proposed in the Plan Area.

PG&E indicates that the construction cost for gas line extensions into the Plan Area will be approximately $12.42/lineal foot. An inspection charge of $7.50-$10.00/lineal foot is also charged. Gas and electrical facilities are generally located in a joint trench.

8.5 Electricity

PG&E provides electricity to the Plan Area. An overhead 115 kilovolt (kV) transmission line is contained within a joint Sacramento Municipal Utility District (SMUD)/PG&E easement located near the northern boundary of the Plan Area. A 12 kV overhead transmission line is located adjacent to Highway 50. Local transmission lines are located within the El Dorado Hills Boulevard right-of-way. PG&E indicates that sufficient capacity and facilities exist to service all residential and commercial development proposed in the Plan Area.

All new electrical transmission lines in the Plan Area will be installed underground. Transformers will be installed at grade and screened from view as required by the Design Guidelines. PG&E indicates that the current construction cost of extending underground electrical lines into the Plan Area is $12.72/lineal foot. An inspection charge of $7.50-$10.00/lineal foot is also charged.

8.6 Streets and Street Lighting

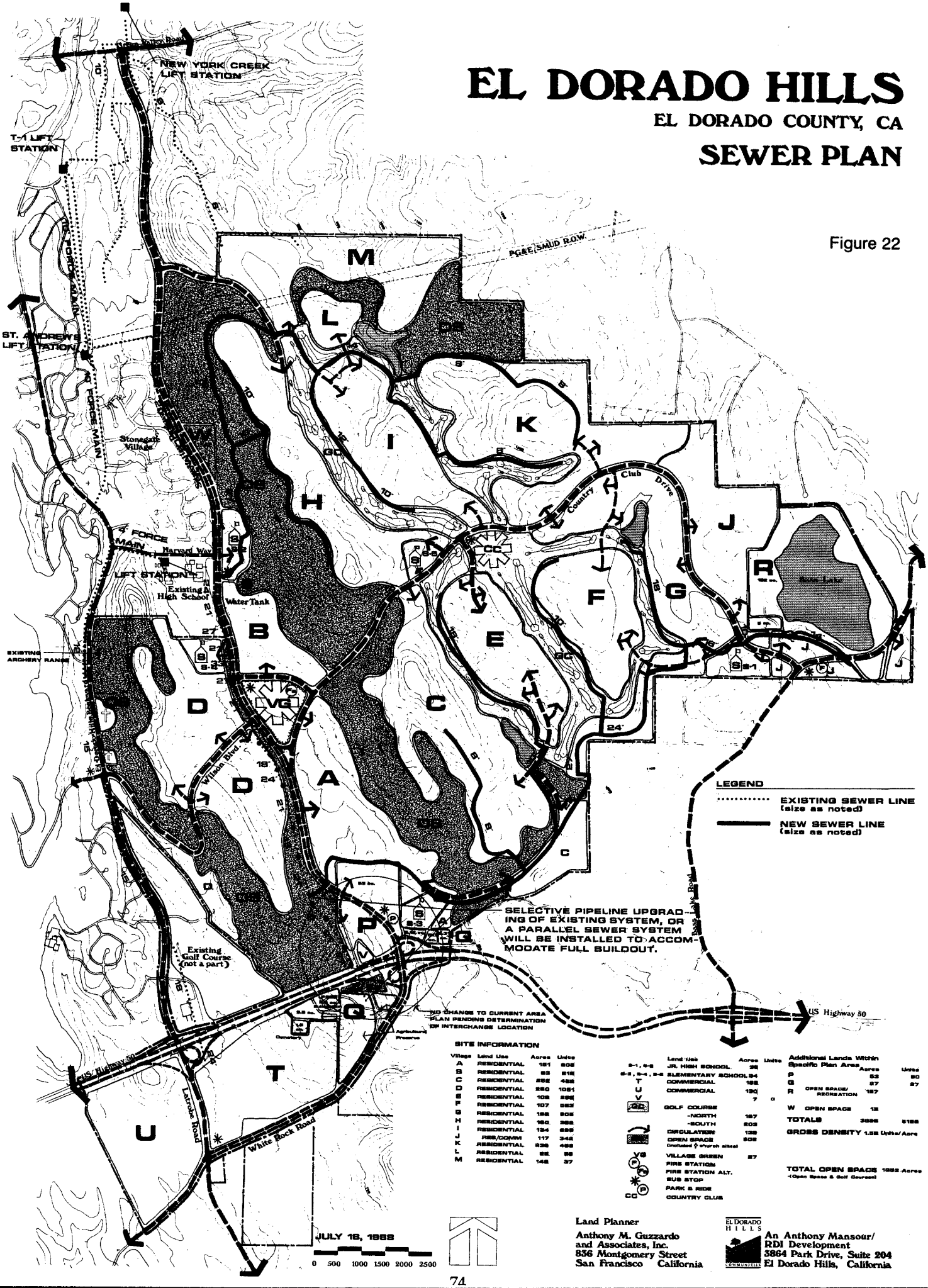
A description of the street system is contained in the Circulation Element. Street lights will be installed along all arterial streets at intersections with collector streets and other arterial streets in accordance with the objectives of the Design Guidelines.

EL DORADO HILLS

EL DORADO COUNTY, CA

SEWER PLAN

Figure 22



SITE INFORMATION

Village	Land Use	Acres	Units
A	RESIDENTIAL	181	808
B	RESIDENTIAL	53	216
C	RESIDENTIAL	258	488
D	RESIDENTIAL	280	1051
E	RESIDENTIAL	108	396
F	RESIDENTIAL	107	583
G	RESIDENTIAL	198	905
H	RESIDENTIAL	160	368
I	RESIDENTIAL	134	655
J	RES/COMM	117	342
K	RESIDENTIAL	236	488
L	RESIDENTIAL	22	56
M	RESIDENTIAL	148	37

	Land Use	Acres	Units
S-1, S-2	JR. HIGH SCHOOL	38	
S-3, S-4, S-5	ELEMENTARY SCHOOL	84	
T	COMMERCIAL	188	
U	COMMERCIAL	130	
V		7	
GC	GOLF COURSE		
	-NORTH	187	
	-SOUTH	203	
	CIRCULATION	138	
	OPEN SPACE (included in church sites)	508	
VG	VILLAGE GREEN	27	
P	FIRE STATION		
P	FIRE STATION ALT.		
*	BUS STOP		
P	PARK & RIDE		
CC	COUNTRY CLUB		

Additional Lands Within Specific Plan Area		Acres	Units
P		53	80
G		27	27
R	OPEN SPACE/ RECREATION	187	
W	OPEN SPACE	13	
TOTALS		3886	5188

GROSS DENSITY 1.88 Units/Acre

TOTAL OPEN SPACE 1982 Acres
(Open Space & Golf Courses)

JULY 18, 1988

0 500 1000 1500 2000 2500

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8.2 Sewer

8.2.1 Existing and Planned System

The Plan Area is served by EID and is within AD No. 3. This district funds the construction of major trunklines ranging from 12- to 33-inch-diameter lines, pump stations, and treatment plant expansion. Construction is to be done in three phases over 25 years. These improvements will increase treatment capacity from the existing volume of 0.75 MGD to 4.1 MGD. Phase 1 improvements were funded through AD No. 3. (Subsequent phases are being funded by connection fees and are projected in Supplement No. 1 to the Preliminary Design Report for EID Assessment District No. 3, dated April 1984.)

The existing sewage treatment facility, the El Dorado Hills Sewage Treatment Plant located off Latrobe Road south of Highway 50, was designed for a capacity of 0.8 MGD. Expansion of this plant to a capacity of 1.6 MGD has been completed under AD No. 3 and it is now operating at approximately one-third capacity. Sewage is subjected to secondary treatment with biofiltration. The entire volume of treated discharge is currently piped to the existing El Dorado Hills golf course for irrigation and to the Golden State Building Products facility for use in production. Sewage facilities existing in the Plan Area include an 18- to 33-inch-diameter gravity pipeline and a 20-inch-diameter force main constructed under Phase 1 of AD No. 3. These facilities are situated in the vicinity of the proposed location of Silva Valley Parkway. Beyond the Plan Area in St. Andrews Village, Phase 1 improvements include 12-inch-diameter force mains and a pump station. A 12- to 24-inch-diameter line exists in El Dorado Hills Boulevard south of the high school. A lift station located near the high school conveys sewage to a line in El Dorado Hills Boulevard via a force main.

The AD No. 3 sewage facilities are intended to serve all development proposed within the Plan Area.

8.2.2 Specific Plan Area System

The proposed sanitary sewer required for Plan Area development is shown in Figure 22, Sewer Plan. All new lines within the Plan Area will be gravity-fed, ranging in size from 8 to 30 inches in diameter. Lines will be installed in accordance with topography, either in street rights-of-way or within easements on private property. No additional pump stations are proposed.

Based on average discharge rates, development of the Plan Area will generate a total of 2.4 MGD of effluent.

8.3 Storm Drainage

8.3.1 Existing Conditions

There are presently no storm drainage structures in the Plan Area. All storm drainage is conveyed offsite by sheet flow action and natural drainageways. Most of the drainageway flows are intermittent, carrying water only during rainy periods. Existing drainageways and watersheds are described in Figure 23, Drainage Plan.

8.3.2 Specific Plan Area System

Development of the Plan Area with buildings and other impervious surfaces such as streets and parking lots will result in greater total peak flow volumes and a redistribution of runoff. To safely and efficiently convey all stormwater from the Plan Area, a drainage system including natural channels, retention ponds, and culverts (under streets) has been designed. Except as needed at road crossings, most storm drainage will be disposed of within existing natural, unaltered surface drainageways. It is the intent of the Specific Plan that storm channels be as natural in appearance as possible while serving the intended purpose of efficiently conveying storm drainage through and from the Plan Area.

EL DORADO HILLS

EL DORADO COUNTY, CA

WATER PLAN

Figure 21

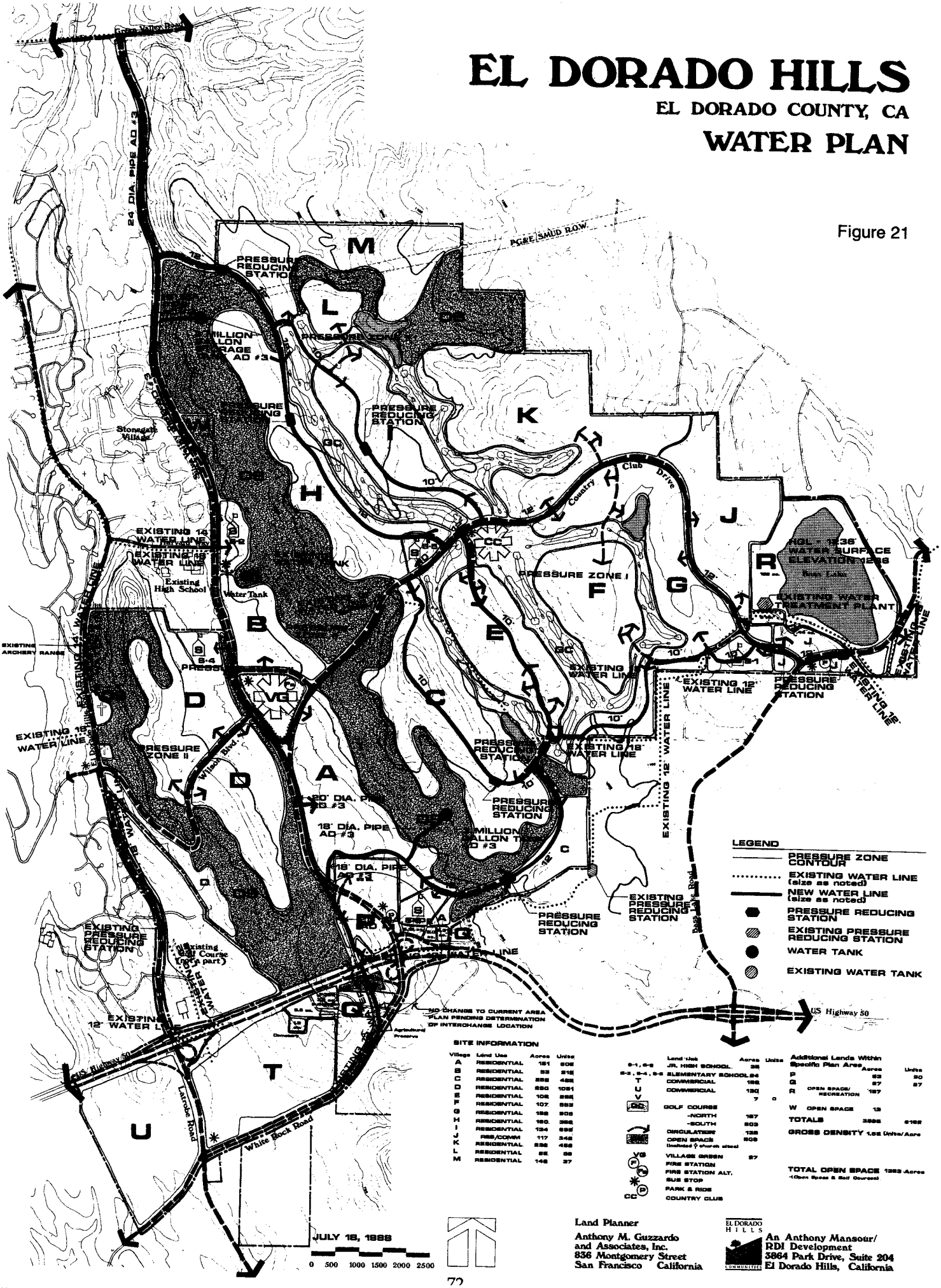

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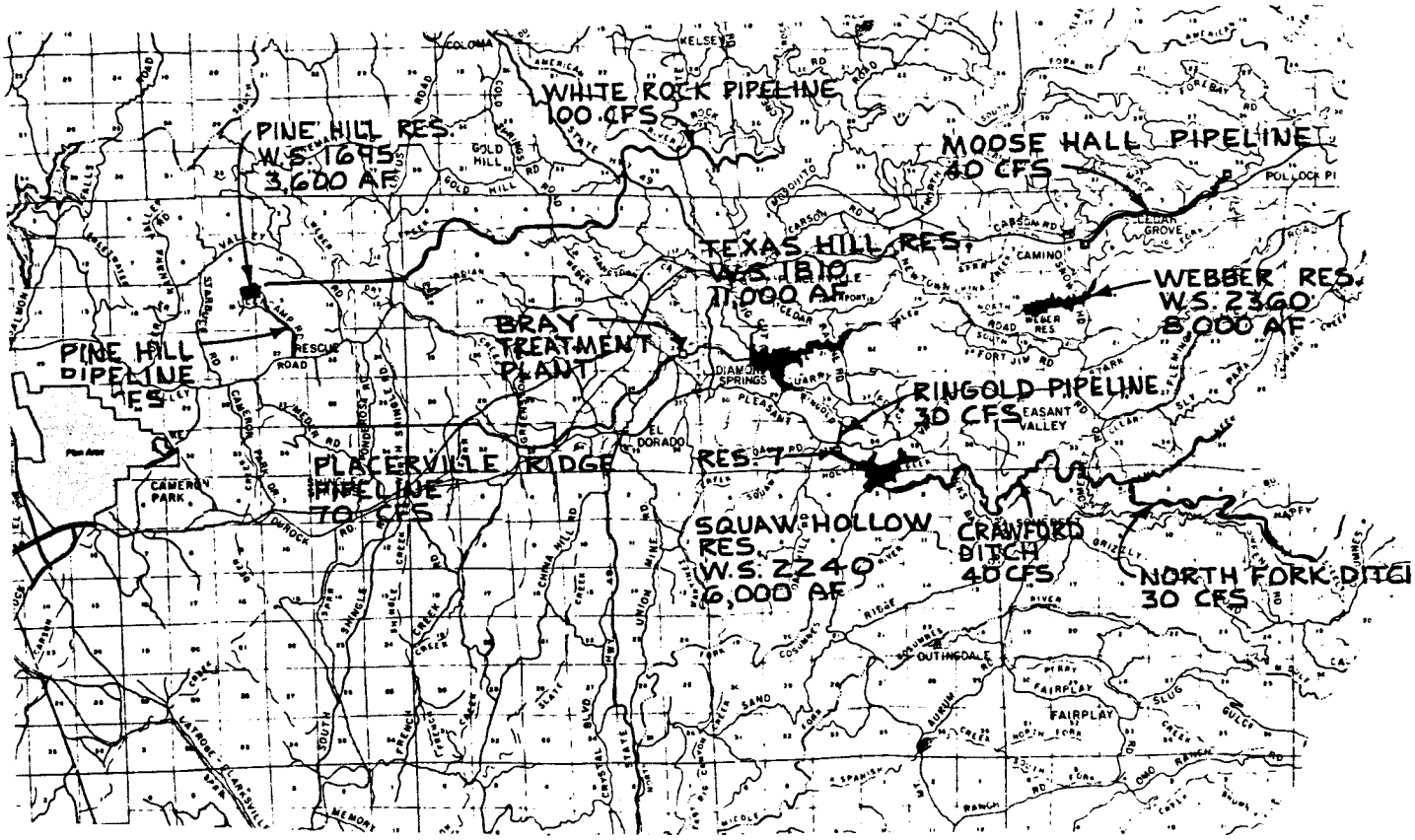
Figure 20
El Dorado Irrigation District Facilities Master Plan



Note: Figure 20 has not been officially adopted by E.I.D.

SECTION 9.
IMPLEMENTATION

Implementation of the concepts, goals, and policies set forth in the Specific Plan address several aspects of community development. These include:

- Basic Goals and Policies
- Design Guidelines and Standards
- Long-Term Management of Facilities
- Enforcement of Design Guidelines and Standards
- Public Services and Facilities Financing Plan

These fundamental elements of the implementation program are graphically depicted in Figure 24, Implementation Diagram, which illustrates the specific organization of areas of concern in the implementation program.

9.1 Basic Goals and Policies

The Specific Plan is founded upon the goals and policies established by the broader framework of the El Dorado County Long Range Plan and the El Dorado Hills/Salmon Falls Area Plan. The Specific Plan endeavors to be consistent with these basic policy documents in the approach to land use and the overall theme of the community. It is intended that the Specific Plan area be developed as an integral part of the larger El Dorado Hills Community.

9.2 Design Guidelines and Standards

Development within the El Dorado Hills Specific Plan area is intended to conform to an overall theme and standard of quality. The standards to be applied are expressed by the El Dorado County Zoning Ordinance, as implemented in the Planned Development Overlay Zone, and in various elements of the Specific Plan. These include the Goals, Policies, and Design Guidelines and Standards expressed in the Specific Plan.

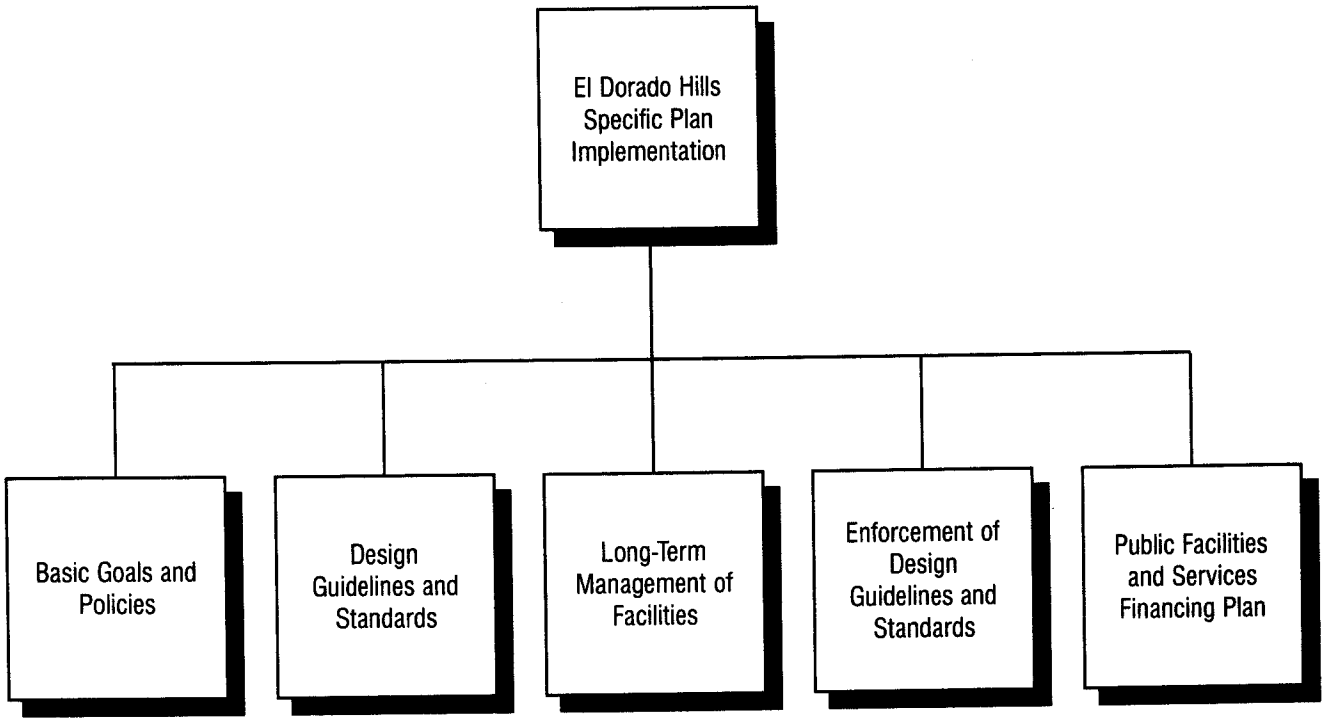
9.3 Long-Term Management of Facilities

In the following paragraphs, the structure of long-term management of public services and facilities within the Specific Plan area is summarized. There are many facilities and resources that can be managed by more than one entity. However, a single entity or agency is identified here with each element. Alternative approaches to management are possible and may emerge over time, but it is intended that the initial organization of public services adhere to the organizational structure summarized in the following paragraphs.

9.3.1 County Service Area

A County Service Area is an alternative means of providing services to the Specific Plan area within a specific zone of benefit. The County Service Area will be considered as a funding mechanism in the Public Services and Facilities Financing Plan.

Figure 24
Implementation Diagram



9.3.2 El Dorado Hills Community Services District (CSD)

The El Dorado Hills CSD currently provides park and recreation, garbage collection, street lighting, and cable television services to the El Dorado Hills Community. It is anticipated that the CSD may expand the scope of its current services to provide management of public open space and drainage maintenance. The open space and drainage management programs can be a natural extension of existing responsibilities and provide opportunities for expanding the CSD's recreation program services. Open space areas provide opportunities for nature studies and informal recreation that will enhance the District's current programs.

9.3.3 Propertyowners Associations

A propertyowners association will be formed in each of the villages to provide for local private facilities maintenance responsibilities. This may include maintenance of open space, streets, recreational facilities, and landscaping.

Funding of such responsibilities will be accomplished through assessment of association dues and fees as provided by the CC&Rs.

9.3.4 El Dorado Hills Fire District

The Fire District will continue its current responsibility for fire suppression and prevention and will expand the level of service in accordance with the District Facilities Master Plan. In addition, the District will be involved in fire prevention maintenance in the open space areas. Prevention will be coordinated with the Open Space Management Plan. Funding for fire prevention within the open space will rely on property tax revenue generated by the increased property tax base and, as required, by the imposition of an annual fire service fee on all developed property.

9.3.5 Rescue Union, Buckeye Union, and El Dorado Union High School Districts

The elementary and high school districts within the Specific Plan area will continue to have responsibility for maintaining their respective facilities. In addition, the districts may enter into joint use agreements with the CSD or other agencies with mutual interests to jointly maintain school and recreational facilities or common areas.

9.3.6 El Dorado Irrigation District

EID will continue to be responsible for the maintenance of sewer and water services to the Specific Plan area.

9.4 Enforcement of Design Guidelines and Standards

The enforcement of design guidelines and standards expressed in the Specific Plan and in other documents applicable to the Plan Area are ascribed to various authorities. These are summarized and described in the following paragraphs.

9.4.1 El Dorado County Planned Development (PD) Overlay Zone

The El Dorado County PD Overlay Zone will provide a level of review by El Dorado County that will assure that all development is consistent with the Specific Plan and other County policies. Specific zoning is to be applied to the land uses in the Plan Area as follows:

9.4.1.1 Commercial

Village J (Bass Lake Area). This area shall be zoned Planned Commercial (CP) and shall be subject to applicable provisions set forth in the El Dorado County Zoning Ordinance.

Villages U and T. All of the land within these villages shall be zoned General Commercial (CG) with a planned development overlay and shall be subject to applicable provisions set forth in the El Dorado County Zoning Ordinance.

9.4.1.2 Community Center

The Community Center will be zoned Planned Commercial (CP) and development shall be in accordance with all provisions of Chapter 17.02 of the El Dorado County Zoning Ordinance as amended from time to time. The nature of uses included within the Village Green/Community Center will necessarily change over time as the composition and needs of the community change and as conditions outside the Plan Area change.

9.4.1.3 Residential

Zoning districts shall be assigned to the Plan Area in accordance with existing County zoning categories. The R-1/PD zoning district allows the smallest lot size proposed in the Plan Area. Areas proposed to be developed with Ranch Estate (RE) units are assigned the Single Family One-Half-Acre Residential district (R-20,000/PD).

The Planned Development (PD) combining district is used in the R-1 zoning district specifically to allow flexibility in siting and lot size, efficient utilization of the land, and to provide for a combination of different residential types and densities within particular villages. The PD designation provides for a more thorough development review process consistent with the development objective of promoting and maintaining the quality and character of the Plan Area.

9.4.1.4 Open Space

Natural open space areas will be zoned Open Space (OS) as described in the El Dorado County Zoning Ordinance. Some uses authorized in the OS zone are prohibited by the Specific Plan. Alternatives for ownership and maintenance of the natural open space areas will be set forth in the Public Services and Facilities Financing Plan.

Uses allowed within the Open Space areas are listed below:

- Pedestrian, bicycle, and equestrian use of designated trails and access roads.
- Authorized motorized vehicles for maintenance, fire protection, and security purposes.
- Bladed dirt trails and roads (not to exceed 8 feet in width) for the purposes described above.
- Informal picnicking.
- Open fencing.
- Attended, leashed dogs.
- Grazing.

Uses prohibited within the Open Space areas are listed below:

- Unauthorized use of motorized vehicles including motorcycles, off-road and all-terrain vehicles.
- Tree and vegetation removal, except for fire protection and maintenance purposes.
- Grading, except the minimum necessary for erosion control and fire prevention.
- Overnight camping.
- Open fires and barbecues.
- Unleashed dogs.

9.4.2 El Dorado Hills Master CC&Rs and Propertyowners Association

Development standards are an important aspect of the Specific Plan that serve to set the tone for the aesthetic quality and livability of future development. The standards for design and development are established in the Goals and Policies and in the Design Guidelines appended to the Specific Plan.

The design and development standards will be enforced through CC&Rs applied to the use of the property. These restrictions, consistent with ordinances and policies of El Dorado County, are intended to ensure that development and operation of residential and commercial areas comply with the intent of this plan. Enforcement of deed restrictions shall be vested initially in the propertyowner and, subsequently, a master propertyowners association. As the individual villages are established, separate propertyowners associations will be established. CC&Rs will be enforced by the master propertyowners association and the village propertyowners associations.

9.4.2.1 Commercial

All commercial land will be subject to deed restrictions relative to design, uses allowed, and standards of operation. Such conditions will be specified in the Master CC&Rs.

9.4.2.2 Residential

CC&Rs shall be created for every residential development within the Plan Area. Overall enforcement authority shall be vested initially in the propertyowner and subsequently in propertyowners associations. Enforcement authority for residential design within individual villages shall be the responsibility of the individual propertyowners association for that village.

9.4.3 Development Agreement

A development agreement is an important tool for implementation of the Specific Plan and enforcement of the standards set forth therein. Development agreements between the property owner and El Dorado County will commit both the County and the propertyowner to a joint public/private program for the enforcement of goals and objectives set forth in the Specific Plan, and the provision for financing of infrastructure services and facilities. Assurance to the developer of the ability to implement the Specific Plan as adopted, unless mutually amended, will enable the developer to commit the resources essential to ensure long-range completion of development as set forth in the Specific Plan. The development agreement will provide the County with the assurance and ability to enforce the commitment of the developer to the provision and funding of public facilities.

9.4.4 Public Agency Management Programs

Management programs established by the agencies within the Specific Plan area may directly affect the character of improvements within the public rights-of-way or public open space. Fire hazard prevention, for example, may require specific maintenance programs within the open space areas that have the effect of establishing a standard for the open space character.

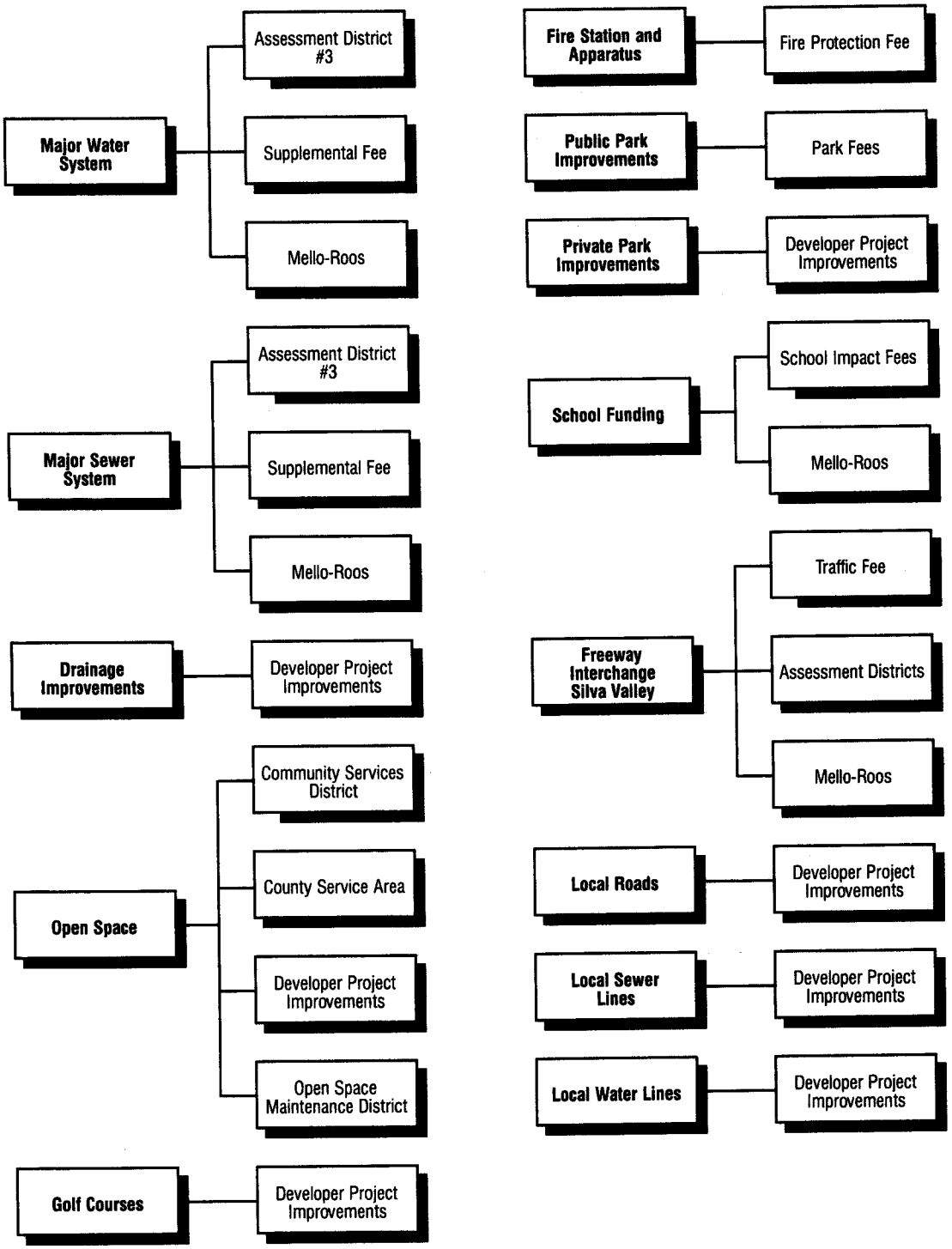
9.5 Public Services and Facilities Financing Plan

Development of the public infrastructure and facilities required to support the residents, workers, and visitors within the Specific Plan area will occur in a variety of ways and methods. The general requirements for infrastructure and facilities and the likely method of funding are described in the following paragraphs. The overall approach to funding is summarized in Figure 25, Summary of Capital Funding Methods.

A detailed Public Services and Facilities Financing Plan shall be prepared and be made a part of the Specific Plan, which will identify the costs and alternative funding methods for each of the

Figure 25

Summary of Capital Funding Methods



public services and capital facilities necessary to serve the Specific Plan area. Implementation of the Financing Plan can be assured by inclusion of provisions in development agreements that require adherence to the Plan.

9.5.1 Silva Valley Parkway/Highway 50 Interchange

This interchange will benefit a wide area and will be required to serve a level of development in El Dorado Hills and surrounding areas approaching full development of the residential portion of this Specific Plan. It is anticipated that the funding of this interchange will require the formation of a geographically broad-based assessment district to accommodate the full area of benefit.

9.5.2 Arterial Streets

A total of more than 50,000 lineal feet of primary arterial and major collector streets will be installed throughout the Specific Plan area. The total construction cost including grading, paving, curb and gutter, sidewalks, storm drains and utilities, contingencies, inspection, engineering, and administration is projected to be approximately $18,114,000 in 1987 dollars.

The major roads such as Silva Valley Parkway, Country Club Drive, and the extension of Wilson Boulevard serve the El Dorado Hills community beyond the Specific Plan boundary and thus should be funded through a mechanism that recognizes this broader area of benefit. The specific funding mechanism that will be used in each case will depend on the availability of various funding programs at the time the arterial road is required. It is anticipated that the El Dorado County Traffic Development Fee will be the primary source of funding for the arterial road system.

The phasing of elements of the major road system is triggered by the need to provide access to the villages within the Development Neighborhoods. The first major street construction most likely will be Silva Valley Parkway and Country Club Drive. Subsequently, construction of streets in residential villages will occur in conjunction with subdivision approval.

9.5.3 Local Collector and Residential Streets

Construction of local collector and residential streets within the individual villages will be the responsibility of developers of village areas.

a. Public Streets

   All streets, except those to be specifically identified within gated or private neighborhoods, are to be publicly owned and maintained. Landscape maintenance within the public right-of-way may be funded by the master propertyowners association, a local assessment district, or the CSD.

b. Private Streets

   Private streets will be funded, constructed, and maintained in conjunction with subdivision or commercial development.

9.5.4 Pedestrian Paths and Trails

a. Public

   All pedestrian paths and trails located within public street rights-of-way and public natural open space areas will be publicly owned and maintained. Pedestrian paths along public streets will be constructed in conjunction with the installation of those streets.

b. Private

1) Trails and paths for public use may be located within private natural open space areas, residential open space, and drainage easements. Construction of trails and paths within private open space areas and drainageways will occur in conjunction with the subdivision process.

2) Easements for public trails and paths may be acquired from individual property owners in the subdivision process as provided for in the El Dorado County Major Land Division Ordinance.

9.5.5 Walls/Fences and Corridor Landscaping

The treatment of corridors along major arterials will include landscaping and fences or walls as required for privacy and noise attenuation. A wall or fence of a design consistent with that provided for in the Design Guidelines will be installed as a privacy barrier within the right-of-way between all arterials and residential villages. Landscaping within the corridor also will be consistent with the Design Guidelines. Walls or fences and corridor landscaping will be built at the time arterial roads are constructed or as adjacent lands are subdivided.

9.5.6 Water Delivery System

Except for certain major water and sewer trunk lines installed under Phase 1 of the AD No. 3 improvement program, construction of all infrastructure and public facilities will proceed in conjunction with development in the Specific Plan area. Plan Area development shall occur in accordance with basic Development Neighborhood areas, defined by topography and distance from existing facilities. These Development Neighborhoods were described in Section 2.5, "Development Neighborhoods."

The need for most infrastructure and facilities will be triggered in conjunction with the approval of tentative subdivision maps for residential development within specific Development Neighborhoods. Prior to recordation of final maps, detailed improvement plans and funding mechanisms consistent with the general design described in this Specific Plan shall be prepared for all required infrastructure and approved by the County department of transportation.

Infrastructure essential to development within a Development Neighborhood shall occur prior to or concurrently with such development. Incremental extensions of the infrastructure may allow development of a single village, or portion of a village, without completion of all infrastructure within a Development Neighborhood. Specific public facilities such as schools and parks may be required by a certain level of development or other events independent of the level of development within the Development Neighborhood where they are to be located. The triggering events for these improvements are defined, where feasible, in the subsections below.

The water system described in Figure 21 consists of both in-tract improvements that will be part of local improvements, and major elements of the improvements planned under AD No. 3. The in-tract improvements consist of a series of 10-inch and 12-inch-diameter distribution trunklines and pressure reduction stations. These proposed facilities will connect with major trunk lines, tanks, and reservoirs recently installed, and to be installed, by EID under AD No. 3.

9.5.6.1 General Improvements Under AD No. 3

AD No. 3 is designed to provide the basic water and sewer system for the El Dorado Hills Community. The improvements are funded as a two-part system. All properties within AD No. 3 were assessed to fund improvements to serve 11,500 equivalent dwelling units. Bonds were issued to fund the first phase of improvements. Subsequent improvements in Phases 2 through 7 will be funded by a supplemental fee on new construction.

9.5.6.2 Local Improvements

A total of seven pressure-reducing stations will be required at an estimated cost of $25,000 per station, or a total cost of $175,000. A total of 61,000 feet of new 10-inch and 12-inch water trunkline is required to serve the Plan Area. At an average cost of $50 per lineal foot, the total cost of the water distribution system is projected to be $3,050,000. The total cost of local improvements will be approximately $3,225,000. These local improvements may be funded by an additional assessment district, by a Community Facilities (Mello-Roos) District, or by private funding.

9.5.7 Sewer System

The Plan Area sanitary sewer system involves the installation of 66,250 lineal feet of trunklines which will connect to lines installed by EID under AD No. 3. All collector lines will be gravity-fed with sizes ranging from 8 to 30 inches in diameter. An average of one local lift station will be required for each village. At an average cost of $50,000 per station, the total cost for 14 villages would be $700,000. Sewer line construction, at a cost of $50 per lineal foot, is projected to be $3,312,500.

Total cost of sewer lines and lift stations is expected to be approximately $4,012,500. These local improvements may be funded by an additional assessment district, by a Community Facilities (Mello-Roos) District, or by private funding.

9.5.8 Street Lights

Street lights will be installed along all arterial streets at intersections with other arterials and local collector streets. Street lighting may be funded as part of the road improvements program, or may be funded through a local assessment district and installed with construction of those streets.

9.5.9 Schools

A total of four schools will be constructed within the Plan Area to coincide with residential development. It is assumed that each school will contain a maximum of 600 students. Student generation rates are 0.468 student per household in the Buckeye School District and 0.401 student per household in the Rescue School District.

The three elementary schools (K-6) are projected to cost $3.5 million each, exclusive of land costs. The two junior high schools (7-8) are projected to cost $5.2 million each, exclusive of land costs. Total elementary and junior high school construction costs within the Plan Area are projected to be $20.9 million, exclusive of land costs.

It is assumed that each school is to be constructed and ready for use when growth in the service area for the school has generated not more than one-third of the students that will be housed in that school. This assumption is intended to ensure that the schools will be available for use when they are needed. The presumption is that one-third of the student capacity can be absorbed in existing schools as the new school is funded and constructed. Where existing schools are over capacity, it is assumed that the first schools will be needed immediately.

The El Dorado Union High School District will require a new high school to be built in the El Dorado Hills/Salmon Falls Area Plan Area within the period of buildout of the Specific Plan. The dwelling units in the Specific Plan area will generate a significant percentage of the student enrollment at this new high school. It is estimated that a new high school will cost $20 to $25 million to construct, excluding acquisition of the site.

Each of the school districts serving the Specific Plan area has implemented a school development fee as authorized under AB 2926 (Stirling Fee). The districts will collect $1.50 per square foot of habitable residential floor area, and $0.25 per square foot of nonresidential development for new school construction. The fees collected by the district are intended to provide a matching fund for construction funding by the State Leroy Green Lease-Purchase

Program. When a district qualifies for new school construction under the state program, the development fees should provide 25 to 50 percent of the costs for school site acquisition and construction.

The total funding available from the Stirling Fee can be estimated for the Specific Plan area. It is assumed that the average size of all new dwellings in the Plan Area will be 2,000 square feet. There are 6,121 dwelling units projected for the Plan Area for a total of 12,906,000 square feet that will generate a total of $18,363,000. In addition, the commercial and other nonresidential land use could generate approximately 2.8 million square feet of floor area in the regional shopping and services area proposed south of Highway 50. This would generate an additional $700,000 for school construction.

In summary, a total of approximately $19,000,000 will ultimately be generated by new development in the Specific Plan area to fund new school construction. The estimated cost of new construction, exclusive of land cost, is $20.9 million for elementary schools and $20 to $25 million for a high school, for a total of $41 to $46 million. If the funds are used as a match for the State Leroy Green Lease-Purchase Program, there would be more than the 25 to 50 percent local matching funds required under current legislation.

The timing of the need for new school facilities is dictated by growth of new residences in the community. In the Specific Plan area, a new school is likely to be required as soon as new residents begin to locate there, because the capacity of the existing schools has been exceeded. Consequently, there is a need for an alternative funding approach that can fund a new school earlier than could be accomplished by the accumulation of development fees. The development fees will be augmented by the formation of a Mello-Roos Community Facilities District or other funding mechanism to fund the cost of the first school. Such a district could encompass the entire Specific Plan area to spread the cost of the first school. The first school will accommodate the students from approximately 1,000 to 1,200 dwelling units. The fees collected from development will be allocated to the cost of subsequent schools.

9.5.10 Parks

A total of five neighborhood parks or play fields, totalling 16 acres, are proposed in the Plan Area. The pocket parks and play fields are envisioned as minimal maintenance turfed areas that provide for passive recreation, picnics, children's play areas, and similar activities. The basic improvements will include minimal grading, turf, bollards, play equipment, and lighting in some parks. At an estimated development cost of $40,000 per acre, all parkland development will cost $640,000, exclusive of land acquisition costs.

It is projected that park construction will coincide with the completion of about 25 percent of the residences within any village containing a park. This will ensure that parks are in place and ready for use as the villages develop.

Funding for parks will be provided by a combination of development fees and private funding.

9.5.11 Fire Station

The Fire District's Facilities Plan calls for a third fire station to be located near Bass Lake by the middle of the next decade. This projection assumes a substantial level of development throughout the eastern side of the El Dorado Hills/Salmon Falls Area Plan. The station is intended to be designed to house two pieces of apparatus with quarters for a maximum of four shift personnel. Estimated cost of the station is $225,000 in 1987 dollars.

The El Dorado Hills Fire Department collects a development fee of $285 per dwelling, $0.08 per square foot for nonresidential sprinklered buildings, and $0.16 per square foot for nonresidential nonsprinklered buildings. The 6,121 dwelling units proposed in the Specific Plan would generate $1,744,485 over the period of buildout. If it is assumed that one-half of the nonresidential floor area is without sprinklers, the total nonresidential uses would generate $336,000. This fund should be more than sufficient to construct and equip a fire station in the Bass Lake area.

SECTION 10.
GLOSSARY

Agricultural Preserve

An area of land established by a city or county pursuant to the California Land Conservation Act restricting the uses therein to agricultural and open space uses. Property owners may contract with the city or county to restrict use to agricultural purposes in exchange for certain tax benefits. Such contracts are in effect for 10 years following a notice of nonrenewal by the property owner.

Assessment District No. 3 (AD No. 3)

An assessment district formed by the El Dorado Irrigation District to fund improvements that will provide expanded public water and sewer service within the El Dorado Hills area.

County Service Area

A district formed and administered pursuant to the provisions of Government Code §§25210.1-25211.33. Various facilities and services, including but not limited to police protection, park and recreation services, and water and sewer services, can be provided through this district. The district is empowered to charge fees sufficient to recover the costs of the services provided and may establish "zones of benefit" within the County Service Area to provide specific services or facilities and charge specific fees. The governing body for the County Service Area is the Board of Supervisors.

Community Facilities Act (Mello-Roos)

This act (Government Code §§53311-53365.7) provides a method for financing certain public facilities and services, including but not limited to police, fire, park, recreation, schools, water, sewer, and drainage. Special taxes can be assessed against the land within the district to pay for the costs of services and facilities and of servicing bonded indebtedness incurred by the district for financing services and facilities.

Community Services District (CSD)

A district formed by the County pursuant to state law. A CSD can provide water and sewer service, fire and police protection, parks and recreation, libraries, street lighting and construction, and undergrounding of utilities. A CSD is typically governed by a board of directors. The El Dorado Hills Community Services District provides parks and recreation, garbage collection, street lighting, and cable television services.

Development Agreement

An agreement authorized by state law entered into between a property owner and a city or county which ensures to the property owner that the land may be developed according to the land uses and requirements set forth in adopted plans and ordinances at the time of execution of the Development Agreement.

EDHI

El Dorado Hills Investors Ltd., a California limited partnership, dba an Anthony Mansour/RDI Development.

Equivalent Dwelling Unit (EDU)

The amount of sewer or water service required by an average single family detached residence.

El Dorado County Traffic Development Fee

A fee established for new development projects in the El Dorado Hills area for the purpose of roadway construction and improvements beyond the boundary of any particular development. The fee is based on an estimate of trip generation based on land uses.

Gross Density

The number of dwelling units divided by the number of gross acres within the Specific Plan area.

Master Covenants, Conditions, and Restrictions (Master CC&Rs)

A set of CC&Rs applicable to all or a major portion of the Specific Plan area. The Master CC&Rs shall provide for the formation and operation of a Master Propertyowners Association, provide for the establishment, operation, and maintenance of certain common facilities and services, and may levy fees or assessments to fund the operation and maintenance of such facilities and services.

Master Propertyowners Association

A propertyowners association established pursuant to the Master CC&Rs and consisting of the property owners of all or a major portion of the Specific Plan area.

Net Acres

The number of acres excluding open space, major circulation routes, and school sites.

Net Density

The number of dwelling units divided by the number of net acres upon which those units are located.

Open Space Management Plan

A plan which establishes obligations, responsibilities, and procedures for the management, maintenance, and funding of designated public and private open space areas within the Specific Plan area.

Primary Road Improvements

The primary road improvements shall consist of those road and intersection improvements described in Appendix F. The proposed funding source for the primary road improvements will be a Mello-Roos Community Facilities District.

Public Services and Facilities Financing Plan

A plan which identifies the public services and facilities required for the Specific Plan area and the alternative funding methods for the capital facilities necessary to serve the development.

Secondary Road Improvements

The secondary road improvements shall consist of those road and intersection improvements as described in Appendix G. The proposed funding source for the secondary road improvements is the County Transportation Improvement Fee.

Stirling Fees

Fees for the purpose of constructing schools imposed by a school district pursuant to Government Code §§53080 and 65995. The fees are levied upon residential and commercial structures.

Village Covenants, Conditions, and Restrictions (Village CC&Rs)

CC&Rs will be established for each village within the Specific Plan area. The Village CC&Rs shall be binding upon and enforceable by the propertyowners within each residential village. They may control such matters as the permitted uses of individual lots, the design of structures and landscaping on such lots, and the rights of the propertyowners in common property under the control of the Village Propertyowners Association.

APPENDIX A. PARCELS INCLUDED WITHIN THE SPECIFIC PLAN APPLICATION

Assessor Parcel No.		Owner	Acres
067-490-28		EDHI	
103-010-22			
103-010-23			
103-010-29			
106-020-07			
106-020-08			
106-020-10			
106-020-11			
106-020-12			
106-020-13			
106-020-14			
106-020-15			
106-020-16			
106-020-29			
106-020-30			
106-020-31			
106-020-33			
106-020-35		EID (3.21 ac. within EDHI Property)	
107-010-04			
107-010-05			
107-010-06			
107-010-07			
107-010-08			
107-130-01			
107-130-02			
107-130-03			
086-070-06			
107-010-09			
107-010-11			
107-010-12			
107-120-07			
107-130-04			
107-130-05			
107-130-09			
107-130-11			
106-020-36			
	Subtotal	EDHI	**3,645.62**
086-070-02		Douglas Grantline Assoc. et al.	53.00
086-180-01		E. & A. Dolder	5.12
086-180-02		A. & B. Byram	5.00
086-180-03		L. & S. Patterson	2.31
103-010-14		EID	151.70
103-010-20		EID	0.44
103-010-21		EID	5.00
107-130-06		PG&E	3.44
107-130-07		J. & B. Peerman	9.52
107-130-08		B. Woolverton et al.	1.80
106-140-10	Portion	Reynen, Bardis & Winn	13.00
		Subtotal	**250.33**
		Grand Total	**3,896.00**

APPENDIX B.
DESIGN GUIDELINES

Section 1.0 Introduction

The presentation here of the El Dorado Hills Specific Plan Design Guidelines (the Guidelines) is a part of a public and private framework for the orderly development of the El Dorado Hills Specific Plan area. The Guidelines are intended to unify the diverse land uses and land features into a cohesive community, preserve and strengthen the village concept, and support the Specific Plan.

The Guidelines are not the only controls being implemented to ensure quality growth in El Dorado Hills. They will be supplemented by the El Dorado County General Plan, the El Dorado Hills/Salmon Falls Area Plan, the El Dorado Hills Specific Plan, County review and approval of development plans and subdivision maps, Development Agreements, and Declarations of Covenants, Conditions, and Restrictions (CC&Rs applicable generally to the Specific Plan area, and specifically tailored to each village). All these documents are designed to implement the Specific Plan in a systematic manner to ensure a very high quality development.

In addition, the Guidelines will enable subsequent builders to further understand the Specific Plan's development intent, and will aid the County and its agencies during the approval process. These Guidelines are organized as development controls. The intent is for the flexibility inherent in these Guidelines to allow for innovative growth, creative expression, and an exceptional lifestyle quality throughout the community.

1.1 Approvals

A two-step approval system will apply to all significant construction projects within the Specific Plan area. The first step in the approval process requires nongovernmental design approval by the Architectural Control Committee (ACC) of the El Dorado Hills Master Propertyowners Association (Master Association). Prior to submission of applications to the County for subdivision maps, use permits, building permits, and zoning amendments or other development plans, developers will be required to submit their plans to the ACC for its review and approval. These Guidelines, as well as the standards established by the CC&Rs, will be used by the ACC as the standards for approval of such plans.

Each applicant will be required to include in his proposal a specific schedule which shall propose the phasing of all aspects of the development, including but not limited to utilities, roads, buildings, and landscaping. Each applicant will also provide a maintenance schedule to show how the project and its landscaping, both during and after construction, will be maintained, protected from grassfires or wildfires, and operated to ensure the security of residents and their property.

If approved by the ACC, the plans may be submitted to the County of El Dorado for review to determine compliance of the plans with the Guidelines, Specific Plan, County Zoning Ordinance, CC&Rs, and other relevant County ordinances. A matrix is provided that allocates applications and design considerations to governmental and nongovernmental design review (Exhibit A).

Section 2.0 Residential Design Guidelines

The goals and policies in the Specific Plan establish specific design and development concepts for the El Dorado Hills Specific Plan area. The El Dorado Hills Specific Plan envisions a community of distinct residential villages that will provide a wide range of housing types and densities within a variety of sites and environments. The varied topography and vegetation combine with the residential housing to create distinct residential villages. Each village is intended to be inwardly oriented with an individual identity to set it apart from other residential areas. Each village will be distinguishable from others by having a mixture of gateways, prominent entry features, public and private open space, landscaped roadways, fencing, golf course fairways, and differing topography in order to achieve its own identity and sense of neighborhood.

2.1 Architectural Design

The purpose of the guidelines in this and the following sections is to control the general architectural style and appearance employed in the design and construction of all residences in the Plan Area. The objective is to maintain a development theme that will promote building design and placement in a manner that harmonizes with natural areas, the character of the Plan Area, and, particularly, individual sites.

a. Buildings in general shall be limited to two stories except where topography allows higher structures to be built without causing a significant visual impact.

b. While architectural style is not specified in this guideline, construction materials and colors shall incorporate natural wood and stone in earthtone colors to the maximum extent possible. A rural character is preferred.

c. Buildings shall be designed and sited in accordance with the constraints of topography, vegetation, orientation, views, and other natural features of a particular building site.

d. Buildings within a neighborhood grouping shall include a variety of forms and sizes to achieve visual interest. Architectural style should be consistent throughout the village.

2.2 Site Development and Grading

It is the intent of these guidelines to maintain, to the maximum extent possible, the natural landforms and vegetation of the Plan Area through the control of site grading, vegetation removal, architecture, preservation of viewsheds, and planting. In addition, grading controls are intended to reduce soil erosion and control surface drainage.

a. Grading for roads, driveways, and residential site improvements shall be minimized.

b. Creation of large graded pads outside the building envelope shall be discouraged for single family residences.

c. Grading volumes of cut-and-fill material shall be minimized and balanced onsite wherever possible.

d. Excessively steep slopes shall not be constructed for residential structures or accessory buildings if it is determined that such development will have a negative effect on the site or adjacent property. Streets and driveways in these areas should be carefully designed to ensure slope stability.

e. To avoid damage to root systems, residential construction shall not occur within the dripline of oak trees over 50 inches in circumference unless an arborist determines that the tree will not be injured.

f. To preserve the vegetative character of the Plan Area, the planting of native shrubs and groundcovers shall be encouraged in all new landscaping.

g. Landscaping in areas adjacent to natural open space shall be fire resistant. (See List 5, Selected Fire Buffer Plant List.)

h. All construction and grading sites shall be adequately watered to control nuisance dust.

i. Burning of waste materials and stripped vegetation shall not be permitted.

j. All residential structures shall be designed to comply with state energy conservation standards to reduce the need for fossil fuels and wood burning for heating.

Oak tree protection shall include the following:

a. Protect all oak trees larger than 25 inches in circumference at breast height (cbh) to the maximum extent feasible.

b. Signs, ropes, cables, and other items should not be attached to oak trees.

c. No employee vehicles, construction equipment, mobile offices, supplies, materials, or facilities should be parked, stockpiled, or located within the driplines of oak trees.

d. Soil surface removal deeper than 1 foot should not occur within the driplines of oak trees, and no cuts whatsoever should occur within 5 feet of their trunks.

e. Earthen fill of more than 1 foot in depth should not be placed within the driplines of oak trees, and no fill whatsoever should be placed within 5 feet of their trunks.

f. If extensive cuts or fills are made near oak trees beyond the dripline, adequate drainage and/or supplemental irrigation should be provided to mitigate the adverse effects caused by elevation changes.

g. No trenching should be allowed within the driplines of oak trees. If it is absolutely necessary to install underground utilities within the driplines of oak trees, the trench should be either bored or drilled, but not within 5 feet of tree trunks.

h. Where soil compaction occurs within the dripline of an oak tree, measures should be taken to restore soil condition and integrity.

i. Replant areas that supported oaks prior to development with the same native oak species.

j. Paving within the driplines of oak trees should be stringently minimized. When it is absolutely necessary, porous materials should be used, with consideration given to the need for aeration.

k. No artificial irrigation within the driplines of oak trees should be permitted.

l. Landscaping beneath oak trees may include nonplant materials such as boulders, cobbles, wood chips, etc. The only plant species that should be planted within the driplines of oak trees are those that are tolerant of the natural semiarid summer environment of the trees.

m. Limited drip irrigation approximately twice per summer is recommended for the understory plants as this intensity of irrigation should sustain landscaping without adversely affecting oak trees.

n. Master developer to prepare an instructional pamphlet that explains to homeowners how to protect oak trees on their property. Work with homeowners at the time of

new home purchase and later through propertyowners associations to have oak tree and other vegetation protected. Information on potential fire-resistant vegetation and procedures should also be included.

2.3 Village Signage

Village identification is dependent on gateways and entry signage. To strengthen the village concept, gateway and entry signs shall be designed within standards established by the ACC. Each subdivision applicant will be required to submit concept sketchs of signage programs for review and approval.

a. Gateways and entry signs will be constructed from materials such as stone, brick, cement, wood, or other permanent material. Sheet metal or plastic are unacceptable except for use as letters.

b. All street signs within each village will adhere to a standard established by the ACC.

c. Internally lit, moving, or flashing signs are not permitted.

2.4 Fences and Other Construction

Fences and other ancillary site elements are important features within each village and, as a result, shall be consistent in character from one village to another.

a. Fencing materials shall be of wood, stone (dry laid or mortared), brick, wrought iron, or other approved materials. Fencing at the top or bottom of slopes shall be set back at least 5 feet from this grade change.

b. Mailbox installation shall conform with standards established by the U. S. Postal Service. All mail enclosures or groups of mailboxes placed at curbside must be approved by the ACC.

c. Trash enclosures shall be designed so that their visibility is minimized and shall be approved by the ACC.

d. All electrical, telephone, and other cable services shall be installed underground. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other facilities necessary and appurtenant to underground facilities, street lighting, and the irrigation system may be placed above ground when necessary. Public utilities may be provided in private streets with recorded easements to ensure access as required for their maintenance.

e. Swimming pools shall be fenced for safety purposes.

2.5 Lighting

The design of the street light standards on public or private streets shall be approved by the ACC in conformance with County standards for safety and security.

a. Common areas and public rights-of-way in single family detached and attached developments shall use the same street light standard within that particular village.

b. Detached and attached cluster-type developments shall have pedestrian path lights that are compatible in design with the street light design of that particular village.

c. All exterior lighting fixtures will be efficient in design and energy use. Low- and high-pressure sodium (LPS, HPS) lamps are prohibited.

d. Lighting fixtures within each village shall be designed to deflect light and glare away from the viewsheds of residences, adjacent properties, and parks or open space within the village. Fixture placement is subject to the approval of the ACC. Cutoff-type fixtures are recommended to minimize light spillage and glare.

Section 3.0 Commercial Design Guidelines

All commercial/retail areas within the El Dorado Hills Specific Plan area shall be developed in accordance with the principles outlined within the Specific Plan, the El Dorado Hills/Salmon Falls Area Plan, and related County documents. These commercial areas, through the use of architecture and landscaping, are intended to reflect the village concept and to be complementary to and in conformity with the community standards and surrounding properties. In order to meet this objective and create an aesthetically pleasing environment, the following guidelines are established.

a. Commercial areas should not be defined by walls and solid fencing. Rather, commercial areas should be buffered from adjacent noncommercial land uses by landscaping, setbacks, drainage easements, open space easements, streets, grade separations, or a combination of these features.

b. Site design shall be accomplished in a manner that will integrate the commercial area with surrounding residential or commercial properties through the extensive use of landscaping, plazas, and buildings oriented exclusively away from streets.

c. Site development and landscaping shall provide for a variety of spaces and unique experiences for the resident and visitor. This can be accomplished through changes of elevation and use of courtyards, breezeways, arbors, fountains, sculpture, and dense landscaping.

d. All loading and storage areas shall be screened from view and located at the rear of buildings. Screening can be achieved by mounding, plantings, fences, walls, or a combination of these elements as approved by the ACC.

e. Loading docks and delivery points shall be located away from major vehicular and pedestrian circulation areas, as well as residences and meeting places utilized by the general public.

3.1 Circulation and Parking

Maximizing aesthetics and vehicular efficiency is the primary goal for design of auto and service circulation in order to increase the area available for landscaping and pedestrian use and reduce impacts on adjacent properties.

a. Each commercial area shall be accessible from at least one major collector or arterial road and have sufficient design capacity to accommodate traffic generated by the site as well as other local traffic.

b. Commercial areas should be directly accessible by public transportation, pedestrian, and bicycle routes.

c. Common access drives should be used where feasible and be adequately sized to accommodate anticipated traffic.

d. The dimensions of all driveways and aisles shall be adequate to serve the number and design requirements of the parking spaces provided, and shall be in conformance with County standards.

e. Directional arrows shall be applied on drive surfaces with white traffic paint as necessary to avoid confusion and provide safe circulation of vehicles.

f. Parking shall conform to the design standards approved by the ACC.

3.2 Bicycle and Pedestrian Circulation

Bicycle access to commercial developments shall be provided from bike lanes adjacent to such developments. Pedestrian circulation shall link commercial development with adjacent parking areas, parks, sidewalks, and residential areas as required.

a. All commercial developments shall provide one bicycle parking space for every 20 auto parking stalls.

b. Bicycles may use the same circulation systems as autos within the development.

c. Bicycle parking shall be conveniently located but shall not conflict with pedestrian or auto circulation.

d. All pedestrian pathways shall be paved, a minimum of 4 feet in width, and be approved by the ACC.

e. Pedestrian paths and walkways should be designed to prevent pedestrian access through planted areas.

f. Pedestrian and auto circulation shall be separated. Separations may take the form of buffer plantings, grade changes, or the provision of additional distance between these circulation systems.

3.3 Open Space

Commercial development within the El Dorado Hills Specific Plan area shall conform to the landscaping and open space goals and policies of the Specific Plan. Quantity and quality of open space in excess of that required by the Specific Plan is encouraged.

3.4 Grading

All grading shall conform to the goals and policies of the El Dorado Hills Specific Plan and the following guidelines:

a. Mounding and berming shall be utilized extensively to add topographical variety to the landscape.

b. Grading may be natural or architectural in form and should complement the architecture or land use of a site in a pleasing manner.

c. Areas to be planted with turf shall not slope in excess of 3:1. Areas within the public right-of-way that are to be planted with turf shall not slope in excess of 4:1. All areas which are to be planted with ground cover shall not slope in excess of 2:1. All planting areas shall be graded to drain at 2 percent minimum grade.

3.5 Walls and Fences

a. All walls and fences shall be of a design compatible with adjacent architecture. Heights of walls and fences shall be as required for their intended use but shall not exceed 8 feet unless approved by the ACC.

b. Where serving as a visual or noise barrier for enclosure of storage areas, open work areas, or refuse collection areas, wall and fence heights and materials shall be sufficient to ensure that adjacent properties and public streets are protected from visual or noise impacts.

c. The location and design of walls and fences, as with all other design review applications, shall be approved by the ACC prior to construction, installation, or submittal of plans to the County.

3.6 Landscaping

Planting within commercial developments adjacent to streets shall blend with the streetscape planting. Plant materials are to be selected from List 1, Master Landscape Plant List.

a. Trees shall be planted and maintained throughout surfaced parking lots to ensure that, within 15 years after planting, a minimum of 40 percent of the parking lot will be shaded.

b. To the maximum extent possible, landscape design shall incorporate native trees and shrubs and should be drought resistant.

c. All landscaped areas will be maintained with an automatic irrigation system. Where possible, drip irrigation is recommended.

3.7 Signs and Graphics

a. All signs are subject to approval by the ACC and must conform to the El Dorado County Sign Ordinance.

b. It is recommended that identification signs be smaller in size than allowed by the County Sign Ordinance. Sign colors and materials shall be consistent with the architectural theme of the development.

c. No flashing or moving signs will be permitted.

d. Natural materials are recommended for entry gates and monumentation along major streets.

e. Signs shall not obstruct or visually impair vehicular entries.

3.8 Paving Materials

a. All paved pedestrian sidewalks shall have a minimum width of 4 feet. All sidewalks that combine bicycle and pedestrian use shall be a minimum of 6 feet in width.

b. The use of paving materials such as stamped concrete, interlocking pavers, exposed aggregate, and other embellished paving materials is recommended.

c. Crosswalks within each development shall be delineated with one of the paving materials listed above and shall contrast with the pavement of the street, alley, driveway, or parking lot in which the crosswalk occurs.

3.9 Lighting and Utilities

a. Lighting shall include project and building entry lighting, parking lot lighting, pathway lighting, and accent lighting for landscaping and architecture. Security lighting also should be included when necessary.

b. Lighting fixture design shall be compatible with other site elements.

c. All exterior lighting fixtures shall be efficient in terms of design and energy use. Low- and high-pressure sodium (LPS, HPS) lamps are recommended in public areas but prohibited on structures.

d. Lighting fixtures within commercial areas shall be designed to deflect light and glare away from the viewsheds of adjacent residences, parks, and open space areas. Fixture placements are to be approved by the ACC. Cutoff-type fixtures are preferred to minimize light spillage and glare.

e. All electrical, telephone, and other cable services shall be installed underground. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other facilities necessary and appurtenant to underground facilities, street lighting, and the irrigation system may be placed above ground when necessary. Public utilities may be provided in private streets with recorded easements to ensure access as required for maintenance.

3.10 Trash Enclosures

a. Trash enclosures will be required for all trash containers.

b. Enclosures shall be approved by the ACC and be consistent with the architectural style. All enclosures shall have gates to facilitate pickup and litter control.

c. All enclosures shall be of adequate height to screen the trash container from view.

d. Where trash enclosures can be viewed from a second story level, a roof, trellis, or other similar screening technique shall be used to screen the trash enclosures from view.

e. Trash compactors within tenant spaces are recommended to minimize the size and number of trash containers.

Section 4.0 Village Green/Community Center

The design focal point for the El Dorado Hills Specific Plan area is the Village Green/Community Center. Located at the intersection of Silva Valley Parkway and Country Club Drive, this 27-acre site is highly visible as the entry to the golf course neighborhoods and visible from residences located along the ridges as well. Site planning and architectural style are extremely important considerations in gaining community acceptance for the Village Green/Community Center. The following guidelines are established to accomplish this objective.

4.1 Permitted Land Uses

Three primary land uses are anticipated in the Village Green/Community Center. These are public facilities, limited commercial/retail facilities, and recreation and park uses. Approximately 16.2 acres are reserved for the public facilities and commercial/retail components, and 10.8 acres are reserved for the recreation and parkland uses.

4.1.1 Public Facilities, Recreation and Parkland (reserved land uses)

a. "The Green" will contain a minimum of 2 acres of turfed open area immediately within the site.

b. Area is reserved for public services, facilities, and gatherings.

c. Parking for public facilities will be provided at the rate of one stall for every 350 square feet of floor space.

d. Areas designated for leisure activities, such as a senior center or a youth center, are recommended.

4.2 Commercial/Retail

A limited amount of low-intensity commercial and retail uses are proposed for the Community Center. Acceptable uses include:

- Accountant
- Attorney
- Bakery
- Bed and breakfast inn
- Butcher
- Cafe
- Day care
- Delicatessen
- Dry cleaner
- Financial institution
- Florist
- Gift shop
- Hair stylist/barber
- Medical/dental office
- Real estate office
- Restaurant
- Small movie theater
- Stockbroker
- Travel agency

a. Parking will be provided on the basis of one space per 250 square feet of commercial/retail floor space.

b. Plazas, fountains, street furniture, and landscaping are recommended for the entire Village Green/Community Center.

4.3 Architectural Design

The guidelines established in this section are intended to control the general architectural style, appearance, and construction of the Village Green/Community Center. The objective is to maintain a design theme that will promote architectural design and building placement so as to harmonize with the natural character of the site.

a. Buildings generally shall be limited to two stories in height, except in those instances approved by the ACC where the structure's use or design encourages an architectural statement or effect.

b. While architectural style is not specified in this guideline, construction materials and colors shall incorporate natural wood and stone in earthtone colors to the maximum extent possible. A rural California style is recommended.

c. All loading and storage areas shall be screened from view by mounding, planting, fences, walls, or a combination of these elements as approved by the ACC.

d. Loading docks and delivery areas shall be located away from major vehicular and pedestrian circulation.

4.4 Circulation and Parking

Maximizing aesthetics and vehicular efficiency is the primary goal for design of auto and service circulation in order to increase the area available for landscaping and pedestrian use and reduce impacts upon adjacent properties.

a. The Village Green/Community Center shall be accessible from at least one major collector or arterial road and have sufficient design capacity to accommodate traffic generated by the various land uses proposed, as well as other local traffic.

b. All uses should be directly accessible by public transportation, pedestrian, and bicycle routes.

c. Common access drives should be used where feasible and be adequately sized to accommodate generated traffic.

d. The dimensions of all driveways and aisles shall be adequate to serve the number and design requirements of the parking spaces provided and shall be in conformance with County standards.

e. Directional arrows will be applied on drive surfaces with white traffic paint where necessary to avoid confusion and provide safe circulation.

f. Parking shall conform to the design standards approved by the ACC.

4.5 Bicycle and Pedestrian Circulation

Bicycle access to public facilities, commercial/retail and recreation uses shall be provided from bike lanes adjacent to the Village Green/Community Center. Pedestrian circulation to and within the Village Green/Community Center shall link parking areas and sidewalks on public streets with the buildings and use areas.

a. All commercial/retail and public facilities shall provide one bicycle parking space for every 20 auto parking stalls.

b. Bicycles may use the same circulation systems as autos within the development.

c. Bicycle parking shall be conveniently located but shall not conflict with pedestrian or auto circulation.

d. All pedestrian pathways shall be paved, a minimum of 4 feet in width, and approved by the ACC.

e. Pedestrian paths and walkways should be designed to prevent pedestrian access through planted areas.

f. Pedestrian and auto circulation should be separated, using buffer planting, elevation changes, or by providing additional distance between these circulation systems.

4.6 Grading

All grading shall conform to the goals and policies of the El Dorado Hills Specific Plan and the following guidelines:

a. Mounding and berming shall be used extensively to add topographical variety to the landscape.

b. Grading may be natural or architectural in form and should complement the architecture or land use of a site in a pleasing manner.

c. Areas that are to be planted with turf shall not slope in excess of 3:1. Areas within the public right-of-way that are to be planted with turf shall not slope in excess of 4:1. All areas that are to be planted with ground cover shall not slope in excess of 2:1. All planting areas shall be graded to drain at a 2 percent minimum grade.

4.7 Walls and Fences

a. All walls and fences shall be of a design compatible with adjacent architecture. Heights of walls and fences shall be as required for their intended use but shall not exceed 8 feet unless approved by the ACC.

b. Where serving as a visual screening barrier for enclosure of storage areas, open work areas, or refuse collection areas, wall and fence heights shall be sufficient to ensure that adjacent properties and public streets are protected from visual or noise impacts.

c. The location and design of walls and fences, as with all other design review applications, shall be approved by the ACC prior to construction, installation, or submittal of plans to the County.

4.8 Landscaping

Planting within commercial developments adjacent to streets shall blend with the streetscape planting. Plant materials are to be selected from List 1, Master Landscape Plant List.

a. Trees shall be planted and maintained throughout surfaced parking lots to ensure that, within 15 years after planting, a minimum of 40 percent of the parking lot will be shaded.

b. To the maximum extent possible, landscape design shall incorporate native trees and shrubs and should be drought resistant. Accent landscaping using non-native types is acceptable.

c. All landscaped areas will be maintained with an automatic irrigation system. Where possible, drip irrigation is preferred.

4.9 Signs and Graphics

a. All signs are subject to approval by the ACC and must conform to the El Dorado County Sign Ordinance.

b. It is recommended that identification signs be smaller than allowed by the County Sign Ordinance. Sign colors and materials shall be consistent with the architectural theme of the development.

c. No flashing or moving signs will be permitted.

d. Natural materials are recommended for entry gates and monument signs along major streets.

e. Signs shall not obstruct or visually impair vehicle entries.

4.10 Paving Materials

a. All sidewalks shall have a minimum width of 4 feet.

b. The use of paving materials such as stamped concrete, interlocking pavers, exposed aggregate, and other embellished paving materials is recommended.

c. Crosswalks within each development shall be delineated with one of the paving materials listed above. The materials shall contrast with the pavement of the street, alley, driveway, or parking lot in which the crosswalk occurs.

4.11 Lighting and Utilities

a. Lighting shall include project and building entry lighting, parking lot lighting, pathway lighting, and accent lighting for landscaping and architecture. Security lighting should be included when necessary.

b. Lighting fixture design shall be compatible with other site elements.

c. All exterior lighting fixtures shall be efficient in terms of design and energy use. Low- and high-pressure sodium (LPS and HPS) lamps are recommended in public areas but prohibited on structures.

d. Lighting fixtures within the Village Green/Community Center shall be designed to deflect light and glare away from the viewsheds of adjacent residences, parks, and open space. Fixture placements are to be approved by the ACC. Cutoff-type fixtures are recommended to minimize light spillage and glare.

e. All electrical, telephone, and other cable services shall be installed underground. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other facilities necessary and appurtenant to underground facilities, street lighting, and the irrigation system may be placed above ground when necessary. Public utilities may be provided in private streets with recorded easements to ensure access as required for their maintenance.

Section 5.0 Open Space, Parks and Recreation, Trails and Paths

Integral to the concept of the El Dorado Hills Specific Plan is the mixture of open space, residential areas, commercial sites, and circulation. The success of this integration depends primarily on the manner in which the boundaries between these various land uses meet and interconnect. This section establishes guidelines to facilitate these interconnections and especially to protect the natural open space from impacts from adjacent uses.

5.1 Open Space

Five basic types of open space are provided in the Plan Area: natural open space, golf course, residential open space, parkland and school playfields, and drainageways.

5.2 Natural Open Space

a. Natural open space, as designated in the Specific Plan, will be preserved in perpetuity in an essentially unaltered condition.

b. No development will occur within these areas except for maintenance, fire protection, trails, and permitted uses.

c. Use will be restricted to such activities as jogging, hiking, and horseback riding, where the impact on the natural environment will be minimal.

5.3 Golf Course

a. With the exception of the clubhouse, pro shop facilities, and commercial uses, all of the area designated as the golf course will be landscaped and developed exclusively for golf and country club-related facilities.

b. Swales and drainageways will be landscaped, where possible, using native planting to enhance the natural habitat.

5.4 Residential Open Space

a. Open space easement dedications on individual residential parcels may be required in order to reduce fence visibility, reduce open space intrusion, buffer open space from development, and reduce tree loss.

b. Such easements may be required to prevent development of other than accessory structures and landscaping.

c. General public access rights will not be permitted within these easements.

d. Any trails developed within such residential open space will be designed to minimize impacts on adjacent property owners.

5.5 Parkland and School Playfields

a. It is recommended that the entities that own and maintain the public parks and adjacent school sites and playfields enter into joint use agreements so that public use of facilities can be maximized.

b. Playfields and playgrounds should be located in relatively flat areas of public parks.

5.6 Drainageways

a. All major drainageways within the Plan Area should be left in a completely natural, unaltered condition, or designed to appear natural.

b. The areas designated as drainageways shall constitute an element of open space within certain villages and the golf course.

c. Drainageways may be contained within recorded easements to provide for maintenance.

d. Riparian vegetation may be allowed to grow in drainageways to enhance the open space and natural habitat of these areas. Care shall be taken to maintain controls against flooding.

5.7 Public and Private Parks and Recreation

The following guidelines are established for both public and private parks and recreational facilities.

5.7.1 Public Parks and Recreation Facilities

a. All public parks and recreation facilities shall conform to County standards and requirements.

b. Public facilities should be located adjacent to schools and open space areas to maximize their value within the Plan Area. Anticipated uses may include, but are not limited to:

- soccer fields
- baseball fields
- football fields
- other miscellaneous sports fields

c. Smaller recreational uses, such as tot lots, tennis courts, etc., shall be located close to areas of higher population and density, yet away from traffic hazards.

d. Public parks should be extensively landscaped. Native trees and shrubs should be incorporated into the landscape design wherever possible. Drought-tolerant species are recommended. (See Selected Plant List 4.)

e. Play equipment and other features should be constructed of wood and other natural-appearing materials to achieve harmony with the natural setting of the Plan Area.

f. Public parks should be designed to minimize maintenance requirements.

g. Public parks should be designed to allow surveillance by adjoining residents and security services.

h. Public parks shall be linked to bike and pedestrian paths where feasible.

i. Public parks should not be located adjacent to the golf course or on slopes that exceed 20 percent.

5.7.2 Private Parks and Recreation Facilities

a. Within the Specific Plan area, certain villages may provide additional recreation land (private parks) due to the density and housing types within the village.

b. Private parks should provide for those recreation needs that cannot be met by individual homeowners. These may include tennis courts, swimming pools, open lawn areas, picnic facilities, and other amenities.

c. Private parks should be extensively landscaped. Native trees and shrubs should be incorporated into the landscape design wherever possible. Drought-tolerant species are recommended. (See List 4, Selected Native Plants.)

d. Play equipment and other features should be constructed of wood and other natural-appearing materials to achieve harmony with the natural setting of the Plan Area.

e. Private parks should be designed to minimize maintenance requirements.

f. Private parks should be designed to allow surveillance by adjoining residents and security services.

g. Private parks shall be linked to bike and pedestrian paths where feasible.

h. Private parks should not be located adjacent to the golf course or on slopes that exceed 20 percent.

5.8 Pedestrian Trails and Paths, Equestrian Trails

An extensive system of interlinked trails and paths is incorporated into the Plan Area to facilitate travel within and beyond the Plan Area by pedestrians, equestrians, and bicyclists. This trail system is intended to connect to the regional trail system at designated points such as the PG and E/Sacramento Muncipal Utility District (SMUD) easement.

a. Trails and paths should be separated from streets and parking areas to the maximum extent possible.

b. Trails through residential open space should be designed to minimize impacts on adjacent property owners.

c. Where possible, trails should follow natural drainage courses. Drainage easements may be used to facilitate trail construction and maintenance.

d. Street crossings, particularly at major intersections, should be minimized.

e. Trails and paths that are not within public street rights-of-way should be clearly marked to facilitate their use and to discourage trespassing.

f. Barriers shall be installed to prevent access to the trails by unauthorized vehicles.

g. Trails within natural open space shall be designed to accommodate scenic areas and vistas.

h. Trail construction standards shall be developed for trails within natural open space to minimize impacts on the open space and vegetation, to provide firebreaks, and to minimize maintenance requirements.

i. Trails within public street rights-of-way shall meander relative to the alignment of the street pavement. Vertical separation between roadways and pathways should be employed wherever possible.

j. Trails that function as fire breaks shall be constructed according to those standards established by the Fire District.

Section 6.0 Street Standards

The circulation system is intended to facilitate safe and efficient traffic movement within and through the Plan Area with minimum disruption to other land uses. Arterial streets connect with village streets at village entry points, thereby eliminating unnecessary traffic through the village. Residences are oriented away from arterial streets and will not have direct access to them. Streets are designed in accordance with projected residential and commercial traffic demands.

Consistent with the overall design theme of the Specific Plan, streets will be generally curvilinear in design, conform to the natural topography, with a minimum of grading, and existing trees and other important natural features will be preserved.

a. Bus shelters and turnouts will be provided along arterial and collector streets near village entrances.

b. All street furniture (bus shelters, benches, trash receptacles, signage, and lighting) within the Plan Area will have a common design theme.

c. Street trees shall be planted along all streets to provide shade, soften the appearance of the streetscape, and create a tree canopy to enhance pedestrian scale. Trees along arterial streets shall be planted in natural-appearing clusters rather than in a regimented, linear pattern. Planting shall be selected from List 2, Master Street Tree Plant List.

d. All street trees, shrubs, and groundcover planting within the rights-of-way will be preferably native and/or drought-resistant, and shall be consistent with the guidelines established for the residential and commercial areas.

e. Arterial streets contiguous to residential villages shall be separated from residential areas by a 6-foot-high wall or fence. The design, color, and construction materials shall be consistent for all similar placements within the Plan Area. Such fencing may be supplemented by earthen berms and landscaping within the street setback.

f. In all other instances where fencing is utilized along an arterial street, a 4-foot-high split-rail open design fence, wrought iron fence, or dry stone wall shall be employed. Chain link fencing is permitted when visually screened from a street right-of-way.

g. Private streets shall be constructed to the same standards as public streets.

h. Private streets shall include parking bays at a ratio of one guest space for each residence when on-street parking is prohibited.

6.1 Street Descriptions

All street cross-sections and final locations of intersections shall meet the minimum standards of the El Dorado County Department of Transportation.

6.1.1 Residential Street (50-foot-wide right-of-way)

The primary street design is to be used for short loop interior residential streets (less than 1,000 feet) and cul-de-sacs less than 200 feet from the corner to the entry point at the bulb. Paved pedestrian paths and space for street trees will be included in the right-of-way. No provision is

made for on-street parking because it is intended that resident parking will be within garages. Off-street parking for visitors and service personnel will be provided in accordance with the policies of the Specific Plan. Bicycle travel will occur within the street pavement without the use of specified bicycle lanes.

6.1.2 Residential Street (50-foot-wide right-of-way)

This street design will be used for the majority of the interior village streets. Included within the right-of-way are a 5-foot-wide paved pedestrian path, street trees, two 12-foot-wide travel lanes, and an 8-foot-wide parking lane on one side of the street.

6.1.3 Minor Village Street (80-foot-wide right-of-way)

This street section will be used as a minor collector street within and between villages. Included within the right-of-way is a paved pedestrian path separated from the roadway by a 6-foot-wide planting strip. The street provides four 12-foot-wide travel lanes and no on-street parking.

6.1.4 Major Village Street (100-foot-wide right-of-way)

This street design is used for Country Club Drive between Silva Valley Parkway and Bass Lake Road. With a projected peak hour traffic volume of 2,300, Country Club Drive carries a large percentage of Plan Area traffic and is second in volume only to Silva Valley Parkway. This design is also used for the street which connects Country Club Drive with Silva Valley Parkway on the north side of the Village Green/Community Center. The design includes bicycle lanes on each side of the pavement. Paved pedestrian paths are provided on each side of the right-of-way, with landscaping providing a varied separation from the street pavement. No provision is made for on-street parking.

6.1.5 Split Parkway (120-foot-wide right-of-way)

This variation of the Major Village Street design is used to incorporate a drainageway into the right-of-way design for a portion of Country Club Drive. It includes the same facilities and amenities as described for Major Village Streets.

6.1.6 Parkway (120-foot-wide right-of-way)

This design is applicable to Silva Valley Parkway from Highway 50 to Green Valley Road. There are three typical roadway sections applicable to three areas along Silva Valley Parkway as shown on Figure 14 in the Specific Plan. With a projected peak hour traffic volume of 3,500, this street serves as the principal arterial in the Plan Area. This street includes four 12-foot-wide travel lanes, pedestrian paths that meander within the right-of-way, and an extensively landscaped median. No provision is made for on-street parking. Left turn lanes and deceleration right turn lanes will be provided. Roadside landscaping will vary in width from 26 to 76 feet on the western side of the Parkway and from 26 to 50 feet on the eastern side of the Parkway.

Section 7.0 Landscape Development Standards

The Landscape Development Standards are designed to provide guidelines that will act as a framework for the orderly landscape development of the Specific Plan area. These standards provide a means of unifying a large area with diverse natural and man-made features into a cohesive recognizable community. The Landscape Development Standards identify a number of objectives and suggest implementation methods. The objectives include:

a. The creation of a strong visual identity through landscaping.

b. Standardization of plant materials and their use within the Plan Area.

c. Reinforcement of village entries.

d. Water conservation. Due to the limited supply of long-term water resources in the region, design solutions for the Specific Plan area will include provisions for water conservation, most notably the use of native and drought-tolerant plant materials and efficient irrigation systems. Drip irrigation systems are encouraged for trees and shrubs.

e. Preservation and enhancement of the natural open space and associated plant communities. This is accomplished through protection from incompatible uses, grass fires, excessive grading, and tree removal.

f. All developments shall include landscape and irrigation plans approved by the ACC.

7.1 Landscape Concept

Landscaping within the Specific Plan area shall include both native and non-native trees and plantings. Landscaping within the Plan Area shall be designed to enhance the visual quality of the area and provide a framework for the establishment of a cohesive, identifiable community.

7.2 Visual/Aesthetic Control

a. Planting shall be varied in texture, height, form, and color to create interest and avoid monotony. Planting shall soften hard edges and be used in a manner that harmonizes with the architecture and site planning.

b. Planting will be designed to accommodate viewsheds. Special views should be carefully preserved and enhanced by framing these views with landscaping.

c. Undesirable views may be screened through the use of planting, walls, mounding, or a combinations of these techniques.

d. Planting should be used for windbreaks where views do not require protection.

e. Shade trees shall be provided in all parking lots. Deciduous trees shall be utilized to reduce heat loads on the south and west sides of buildings where such tree placement does not conflict with solar access.

7.3 Planting Design

a. Erosion control. All areas subject to erosion shall be planted with plant varieties that provide erosion control root systems. Plant materials and installation techniques require ACC approval. (See List 3, Master Erosion Control Plant List.)

b. Buffers. Plant materials shall be used as physical buffers between incompatible uses. Such buffers shall be both physical and visual. Buffer planting shall also occur between different types of circulation (autos and pedestrians) wherever possible.

c. Drought-tolerant, low-maintenance planting. Plant species shall be selected for moderately drought-tolerant, low-maintenance characteristics. Plants that have brittle branching structures, excessive litter production, or high susceptibility to pests or disease shall not be selected. Plants that produce litter that enhances natural open spaces may be permitted.

d. Fire buffers. Fire buffers shall be provided in all cases where buildings are located within 100 feet of natural open space. All planting within this 100-foot buffer shall comply with standards established by the Fire District. All open space areas and slope banks are subject to the Fuel and Fire Management Program. (Section 9.0 Maintenance, Fire and Fuel Management.)

e. Streetscape. Street trees shall be planted along all streets to provide shade, soften the appearance of the streetscape, and create a tree canopy to enhance pedestrian scale. A dominant street tree shall be selected and planted within parkways at intervals not to exceed 40 feet. Trees along arterial streets shall be planted in natural-appearing clusters rather than in a regimented, linear pattern. Planting shall be selected from List 2, Master Street Tree Plant List. It is recommended that all street trees, shrubs, and groundcover planting or hardscaping (rock, bark, etc.) within the public right-of-way be native and/or drought-resistant plant materials. Placement of these trees shall be adjusted to allow for driveways, street signs, and utilities. All medians wider than 6 feet shall be mounded and planted with turf, groundcover, or hardscaping, and double row groupings of accent trees. All medians less than 6 feet wide shall contain turf, hardscaping, or ground cover, contain no mounding, and shall be graded at a 2 percent minimum slope for drainage. Turf areas shall not exceed 4:1 slope. Slopes in groundcover areas are not to exceed 2:1.

f. Natural open space. Natural open space, as designated in the Specific Plan, shall be preserved in perpetuity in essentially an unaltered condition. All planting required due to grading, road construction, or utility construction shall be done with native plant materials. All disturbed areas shall be returned to a natural condition. Plant materials shall be selected from Table 4, Selected Native Plant List.

g. Parks and recreation areas. Landscaping of public and private parks, pocket parks, and recreation areas within the Plan Area shall be designed in an informal style that complements the natural landscape. Buffer plantings shall be installed where recreation areas abut parking areas, streets, and adjacent uses. Views into recreation areas shall be maintained for security purposes.

Section 8.0 Irrigation System Guidelines

All irrigation systems within the Specific Plan area shall be in conformance with County codes and ordinances and any applicable CC&Rs. The following pertains to all areas that are to be maintained by the Master Association, the individual village associations, or that are maintained by the County.

a. All irrigation systems shall meet County standards.

b. Irrigation systems shall be separated according to the following criteria:

- Top, toe, center of slope.
- Contour along slope, when possible.
- Northeast and southwest exposures shall be separate.
- Separation of groundcover and turf.
- Radical soil differences.
- Separation of high points, low points, and drainage swales in generally landscaped areas.
- Separation of generally landscaped areas and slopes exceeding 3:1.

c. Irrigation systems shall be designed for wind velocities of 5-10 mph.

d. Maximum flow velocity through pipes shall be five feet per second.

e. All slope irrigation shall be designed for a maximum volume of 10-12 gallons per minute per acre.

f. Design pressures shall comply with the manufacturer's recommendations.

g. Low precipitation nozzles and drip irrigation shall be used to prevent runoff where feasible.

h. All piping shall be PVC and buried below grade. Slope systems shall be Brownline-type PVC laid on grade with appropriate fasteners.

i. Separate electrical meters, water meters, and irrigation controllers shall be provided for areas maintained by:

- Village Propertyowners Associations.
- Master Propertyowners Association.
- Other entities.

j. All irrigation systems shall be capable of applying water within the prescribed time schedule without creating excessive runoff.

k. All irrigation controls shall be installed in approved steel enclosures.

Section 9.0 Maintenance, Fire, and Fuel Management

9.1 Maintenance Program

The objective of landscape maintenance within the Specific Plan area is to maintain all forms of vegetation through proper care. Moderately visible areas shall have a neat and groomed appearance. High visibility areas, which include streetscapes, recreation areas, and slope planting adjacent to streets, shall have a manicured appearance. Natural open space shall be maintained for fire prevention. All village entry signs shall have a well-groomed appearance.

a. Scope of work. Maintenance of plant materials shall include, but not be limited to, mowing, trimming, pruning, watering, fertilization, aeration, thatching, weed control, plant replacement, cultivation, pest control, and cleanup. The objective is to utilize plant material maintenance methods that will keep sites in a state of healthy growth and in good repair. Irrigation maintenance shall include operation systems, adjustments, and repairs.

b. Requirements. The maintenance contractor shall furnish all labor, equipment, materials, tools, transportation, hauling, dumping, fertilizers, chemicals, services, and other special skills required to perform the landscape maintenance as required. Maintenance of these areas shall include a routine restoration of plant materials, irrigation systems, and walk areas.

c. Quality standards. All work shall be performed in accordance with proper landscape maintenance practices and in keeping with the high aesthetic level of the facilities and villages being maintained. All personnel on the project shall be well trained, clean, and neat in appearance.

d. Water management. Water will be used only as required to allow penetration into the soil and avoid excess runoff. Plantings have been selected for low water requirements. Plants should be watered only as needed to maintain healthy plant material. The use of moisture sensors is encouraged.

e. Clearance and visibility. Plant material shall be maintained so as to avoid obstructing the view of signs, light fixtures, air flows from vents, pedestrians, and vehicles.

f. Erosion control. All drainageways shall be periodically inspected. Drainageways indicating signs of erosion, slippage, or settlement shall be repaired. In case of grass fires, slopes shall be reseeded and planted as soon as possible to minimize erosion.

9.2 Fire and Fuel Management Program

To prevent property loss due to brush and grass fires, a system of vegetation management is to be established. All fuel and fire management will be under the direction or review of the Fire District.

a. Design. A landscape fire buffer shall be provided between natural open space areas and adjacent streets and villages within the Specific Plan area.

b. Materials. The fire buffer shall be equipped with a permanent irrigation system capable of supplementing ground moisture as necessary to maintain acceptable fuel moisture levels. Natural open space is excluded from this requirement since this may damage the existing native vegetation. Plant materials within these designated buffers will be selected for their high moisture content and moisture retention during hot weather, slow growth nature, and tendency to burn slowly if ignited. Plants also will be selected for their low profile. (See List 5, Selected Fire Buffer Plant List.)

c. Management. The removal or reduction of large shrubby plant masses may be required each 3 to 5 years to reduce the source of fuel for fires.

PLANT LIST TABLES

LIST 1

MASTER LANDSCAPE PLANT LIST

Trees	BOTANICAL NAME	COMMON NAME
	Acer macrophyllum	Bigleaf Maple
	Acer palmatum	Japanese Maple
	Acer platanoides	Norway Maple
	Acer rubrum	Red Maple
	Aesculus californica	California Buckeye
	Aesculus carnea	Red Horsechestnut
	Albizia julibrissen	Silk Tree
	Alnus cordata	Italian Alder
	Alnus rhombifolia	White Alder
	Betula nigra	River Birch
	Betula pendula	White Birch
	Betula verrucosa	White Birch
	Cedrus deodara	Deodar Cedar
	Celtus australis	European Hackberry
	Cercis occidentalis	Western Redbud
	Crataegus phaenopyrum	Washington Hawthorn
	Cupressus macrocarpa	Monterey Cypress
	Fraxinus o. 'Raywood'	Raywood Ash
	Fraxinus velutina 'Modesto'	Modesto Ash
	Ginkgo biloba 'Fairmount'	Maiden Hair
	Gleditsia tria. 'Shademaster'	Honey Locust
	Gleditsia triacanthos 'Moraine'	Moraine Locust
	Lagerstroemia indica	Crape Myrtle
	Ligustrum lucidum	Glossy Privet
	Liquidambar styr. 'Palo Alto'	Sweet Gum
	Liriodendron tulipifera	Tulip Tree
	Magnolia grandiflora	Southern Magnolia
	Magnolia grandiflora 'Samuel Sommer'	Southern Magnolia
	Magnolia soulangeana	Saucer Magnolia
	Malus 'Liset'	Crabapple
	Malus floribunda	Japanese Crabapple
	Morus alba	White Mulberry
	Pinus canariensis	Canary Island Pine
	Pinus coulteri	Coulter Pine
	Pinus elderica	Mondell Pine
	Pinus halapensis	Aleppo Pine
	Pinus pinea	Italian Stone Pine
	Pinus thunbergiana	Japanese Black Pine
	Pistacia chinensis	Chinese Pistache
	Platanus acerifolia 'Bloodgood'	London Plane Tree
	Platanus acerifolia 'Yarwood'	London Plane Tree
	Platanus racemosa	Western Sycamore
	Populus alba 'Bolleana'	Bolleana Poplar
	Populus fremontii 'Nevada'	Male Fremont Poplar
	Populus nigra 'Italica'	Lombardy Poplar
	Populus tremuloides	Quaking Aspen
	Prunus 'Krauter Vesuvius'	Purple Leaf Plum
	Prunus cerasifera 'Thundercloud'	Thundercloud Purple Plum
	Prunus serrulata 'Kwanzan'	Kwanzan Cherry
	Prunus yedoensis 'Akebono'	Flowering Cherry
	Pseudotsuga menziesii	Douglas Fir
	Pyrus calleryana 'Aristocrat'	Aristocrat Pear
	Pyrus calleryana 'Bradford'	Bradford Pear
	Quercus agrifolia	Coast Live Oak
	Quercus borealis	Red Oak
	Quercus coccinea	Scarlet Oak
	Quercus douglasii	Blue Oak
	Quercus ilex	Holly Oak
	Quercus kelloggii	California Black Oak
	Quercus lobata	Valley Oak

Robinia ambuigua 'Idahoensis'	Black Locust
Salix babylonica	Weeping Willow
Sequoia sempervirens 'Aptos Blue'	Coast Redwood
Tilia cordata	Little-leaf Linden
Umbellularia californica	California Bay

Shrubs

Abelia grandiflora 'E. Goucher'	Glossy Abelia
Arbutus unedo	Strawberry Tree
Arctostaphylos 'Howard McMinn'	Manzanita
Arctostaphylos manzanita 'Dr. Hurd'	Manzanita
Azalea varieties	Southern Indica
Buxus varieties	Boxwood
Ceanothus 'Julia Phelps'	California Lilac
Ceanothus g. 'Horizontalis'	Carmel Creeper
Ceanothus g. 'Yankee Point'	Carmel Creeper
Cercis occidentalis	Western Redbud
Chaenomeles varieties	Flowering Quince
Cistus cobariensis	White Rockrose
Cistus ladanifer	Crimson Spot Rockrose
Cornus stolonifera	Western Dogwood
Cotinus coggygria 'Royal Purple'	Purple Smoke Tree
Cotoneaster varieties	Cotoneaster
Cotoneaster lacteus	Parney Cotoneaster
Fremontodendron 'Calif. Glory'	Hybrid Flannel Bush
Garrya elliptica 'James Roof'	Silktassel
Hemerocallis varieties	Day Lily
Heteromeles arbutifolia	Toyon
Juniperus varieties	Juniper
Ligustrum varieties	Privet
Lonicera j. 'Halliana'	Hall's Honeysuckle
Mahonia 'Golden Abundance'	Hybrid Oregon Grape
Mahonia aquifolium 'compacta'	Compact Oregon Grape
Nerium oleander	Oleander
Prunus caroliniana	Carolina Cherry
Prunus l. 'zabeliana'	Zabel Laurel
Prunus laurocerasus	English Laurel
Prunus lusitanica	Portugal Laurel
Pyracantha varieties	Pyracantha
Rhamnus alaternus	Italian Buckthorn
Rhododendron varieties	Rhododendron
Rhus varieties	Sumac
Ribes varieties	Flowering Currant
Romneya coulteri	Matilija Poppy
Spirea bumalda	Spirea
Syringa vulgaris	Common Lilac
Taxus varieties	Yew
Viburnum varieties	Viburnum

Vines

Clematis armandii	Evergreen Clematis
Lonicera Hildebrandiana	Burmese Honeysuckle
Parthenocissus tricuspidata	Boston Ivy
Rosa banksiae 'Alba Plena'	Lady Banks Rose
Wisteria floribunda	Japanese Wisteria
Wisteria sinensis	Purple Chinese Wisteria

Ground Covers

Baccharis pilularis	Coyote Bush
Ceanothus varieties	Ceanothus
Coprosma kirkii	Creeping Coprosma
Cotoneaster 'Lowfast'	Lowfast Cotoneaster
Gazania varieties	Gazania
Hedera canariensis	Algerian Ivy
Hedera helix	English Ivy
Hedera helix Hahn's	Hahn's English Ivy
Hypericum calycinum	St. Johnswort

Lawn	Bluegrass Sod
Polygonum capitatum	Knotweed
Vinca minor	Dwarf Periwinkle

LIST 2

MASTER STREET TREE PLANT LIST

Trees	BOTANICAL NAME	COMMON NAME
	Acer rubrum 'October Glory'	Red Maple
	Acer platanoides	Norway Maple
	Aesculus californica	California Buckeye
	Aesculus carnea 'Briotii'	Red Horsechestnut
	Celtus australis	European Hackberry
	Fraxinus velutina 'Modesto'	Modesto Ash
	Gleditsia tria. 'Shademaster'	Honey Locust
	Gleditsia triacanthos 'Moraine'	Moraine Locust
	Lagerstroemia indica 'Cherokee'	Crape Myrtle
	Liquidambar styr. 'Palo Alto'	Sweet Gum
	Liriodendron tulipifera	Tulip Tree
	Magnolia grandiflora	Southern Magnolia
	Malus floribunda	Japanese Crabapple
	Morus alba	White Mulberry
	Pistacia chinensis	Chinese Pistache
	Platanus acerifolia 'BLoodgood'	London Plane Tree
	Platanus acerifolia 'Yarwood'	London Plane Tree
	Platanus racemosa	Western Sycamore
	Prunus 'Krauter Vesuvius'	Purple Leaf Plum
	Prunus serrulata 'Kwanzan'	Kwanzan Cherry
	Pyrus calleryana 'Bradford'	Bradford Pear
	Quercus agrifolia	Coast Live Oak
	Quercus borealis	Red Oak
	Quercus coccinea	Scarlet Oak
	Quercus ilex	Holly Oak
	Quercus lobata	Valley Oak
	Robinia ambuigua 'Idahoensis'	Black Locust
	Tilia cordata	Little-leaf Linden

LIST 3

MASTER EROSION CONTROL PLANT LIST

BOTANICAL NAME	COMMON NAME
Arctostaphylos varieties	Manzanita
Baccharis pilularis	Coyote Bush
Ceanothus varieties	California Lilac
Cercis occidentalis	Western Redbud
Chaenomeles varieties	Flowering Quince
Cistus varieties	Rockrose
Cotoneaster varieties	Cotoneaster
Fremontodendron 'Calif. Glory'	Hybrid Flannel Bush
Heteromeles arbutifolia	Toyon
Hypericum calycinum	St. Johnswort
Juniperus varieties	Juniper
Polygonum aubertii	Polygonum
Prunus l. 'zabeliana'	Zabel Laurel
Pyracantha varieties	Pyracantha
Rhus varieties	Sumac
Ribes viburnifolium	Catalina Perfume
Romneya coulteri	Matilija Poppy
Rosa rugosa	Rosa
Taxus varieties	Yew

LIST 4

BOTANICAL NAME	COMMON NAME
Coprosma kirkii	Creeping Coprosma
Gazania varieties	Gazania
Osteospermum fruiticosum	Trailing African Daisy
Phylla nodifolia	Lippia
Santolina species	Lavender Cotton
Trifolium frag. O'Connors Legume	O'Connors Legume
Vica minor	Dwarf Periwinkle

LIST 5

ORNAMENTALS WITH MODERATE FIRE RETARDANT ABILITY

BOTANICAL NAME	COMMON NAME
Arbutus unedo	Strawberry Tree
Arctostaphylos varieties	Manzanita
Cercis occidentalis	Western Redbud
Nerium oleander	Oleander
Prunus caroliniana	Carolina Cherry
Prunus l. 'zabeliana'	Zabel Laurel
Prunus laurocerasus	English Laurel
Prunus lusitanica	Portugal Laurel
Pyracantha varieties	Pyracantha
Rhamnus alaternus	Italian Buckthorn
Ribes varieties	Flowering Currant

Exhibit A
Design Review Matrix

	Single-Family Residential		Multi-Family and All Non-Residential	
	County of El Dorado	Architect. Control Committee	County of El Dorado	Architect. Control Committee
Maps and Plans				
Tentative Subdivision Map	X	X		
Development Plans			X	X
Phasing Plans	X	X	X	X
Grading & Drainage Plans	X	X	X	X
Lighting Plans (Public Rights-of-Way)	X	X	X	X
Major Vegetation Removal in Public Open Space	X	X	X	X
Major Vegetation Removal in Private Open Space	X	X	X	X
Architectural Theme/Style		X	X	X
Landscaping in Public Rights-of-Way & Drainage				X
Easements	X	X	X	X
Compliance with Approved Plans	X		X	
Design Features				
Setbacks	X	X	X	X
Site Landscaping		X	X	X
Fencing & Screening		X	X	X
Signage		X	X	X
Site Lighting		X	X	X
Earthwork & Retaining Walls		X	X	X
Trash Enclosures		X	X	X
Circulation, Driveways & Vehicle Access	X	X	X	X
Parking		X	X	X
Siding & Exterior Materials			X	X
Exterior Design		X	X	X
Color		X	X	X
Roofing Materials		X	X	X
Placement of Mechanical Equipment & Screening		X	X	X
Street Furniture		X	X	X
Bus Shelters	X	X	X	X
Building Envelopes	X	X	X	X
Plant List	X	X	X	X

APPENDIX C.
OPEN SPACE PLAN GUIDELINES

The open space plan will provide for fire safety, erosion control seeding, riparian vegetation, and naural drainages. The following will be considered in developing the open space plan.

Fire Safety

Vegetation management for fire safety will be performed in two distinct phases. The first phase will occur during grading and construction activities, and the second phase during postconstruction maintenance.

Fire management is designed to reduce the likelihood of ignition or, in the event of a wildfire, to substantially reduce the intensity and rate of spread of a fire. Natural open space areas cannot be "fireproofed" except by eliminating all natural vegetation, which would require the extensive use of herbicides and cause widespread soil erosion. Open space vegetation can be managed to prevent unintentional ignition and to prevent the endangerment of utilities, structures, or people. Complete fire safety requires that all residents and contractors cooperate with the developer and local agencies.

Open Space Maintenance

Maintenance of open space in public open space areas will be the responsibility of the El Dorado Hills Community Services District. Open space maintenance within the private open space areas will be the responsibility of the Master Propertyowners Association. Both of these responsible agencies will work in cooperation with the El Dorado Hills Fire Department, El Dorado County, and the California Department of Forestry to minimize fire hazard.

1. A system of permanent firebreaks and fire trails will be installed in accordance with the El Dorado Hills Fire Department's specifications.
2. To minimize excessive land disturbance, fire trails will coincide, as much as possible, with maintenance roads and recreational trails.
3. Where possible, dry vegetation growth in open space areas will be reduced through properly managed livestock grazing. Fencing and livestock water sites will be installed to promote even utilization of the herbaceous cover.
4. If the fire department determines there is a fire hazard, ungrazed open space adjacent to dwellings will be mowed to reduce flammable biomass to under 6 inches average stubble height.
5. In conjunction with the El Dorado County Department of Transportation, barriers will be constructed to prevent unauthorized vehicular access to ungrazed, unmowed open space areas. Access via public roads through open space areas (of high fire hazard) will not be permitted. Controlled access gates should be securable.
6. If the fire department determines there is a fire hazard, after conferring with the California Department of Fish and Game, large stands of chamise or white-leaf manzanita will be managed to reduce fire hazard near roads or areas of habitation.
7. New landscaping or revegetation of open space will be dominated by species selected from the native and ornamental plant lists in Tables 1 and 2. Species marked with a code letter "A" in the remarks column will not be planted in large masses or continuous rows. Species indicated in Table 3 will be prohibited from use.

8. All trails heads and open space recreation sites will be posted with signs to advise the public on the proper use of natural areas to prevent wildfire and guard against high fire hazard inherent in natural open space areas.

9. All erosion control plantings will be coordinated with the El Dorado County Resource Conservation District. Seeded species for erosion control should be dominated by those species listed in Table 4 and should not include the prohibited species listed in Table 5. (See contractors with the developer and local agencies.)

Table 1
Recommended Native Plants for Use as Dominants in Landscaped Open Space and Revegetation

Dry, Sunny Sites (Uplands)

Common Name	Botanical Name	Remarks
Trees		
Buckeye	Aesculus californica	dec, **, C
Madrone	Arbutus menziesii	ev, *, C
Coulter pine	Pinus coulteri	ev, *, C
Ponderosa pine	Pinus ponderosa	ev, *, C
Foothill pine	Pinus sabiniana	ev, **, C
Coast live oak	Quercus agrifolia	ev, *
Canyon live oak	Quercus chrysolepis	ev, **
Blue oak	Quercus douglasii	dec, **
Interior live oak	Quercus wislizenii	ev, **
Giant redwood	Sequoiadendron giganteum	ev, *, C
Shrubs		
Manzanita varieties	Arctostaphylos densiflora	ev, *
Common manzanita	Arctostaphylos manzanita	ev, **, C
Pinemat manzanita	Arctostaphylos nevadensis	ev, **
White leaf manzanita	Arctostaphylos viscida	ev, **, C
Prostrate coyote bush	Baccharis pilularis ssp. pilularis	ev, *
Ceanothus cultivars	Ceanothus cultivars	ev, *
Buck brush	Ceanothus cuneatus	ev, **
Hollyleaf ceanothus	Ceanothus purpureus	ev, *
Western redbud	Cercis occidentalis	dec, **
Mountain mahogany	Cercocarpus betuloides	ev, **
Flannel bush	Fremontodendron californicum	ev, *
Silk-tassel	Garrya fremontii	ev, **
Toyon	Heteromeles arbutifolia	ev, **
Holly-leaved cherry	Prunus illicifolia	ev, *
Catalina cherry	Prunus lyonii	ev
Scrub oak	Quercus dumosa	ev, **
Coffeeberry	Rhamnus californicus	ev, **
Golden currant	Ribes aureum	dec, **
Chaparral currant	Ribes malvaceum	dec, *
Sierra gooseberry	Ribes roezlii	dec, **
Fragrant sage	Salvia clevelandii	ev, *
Creeping sage	Salvia sonomensis	ev, *

Moist or Shady Sites (Riparian)

Common Name	Botanical Name	Remarks
Trees		
Vine maple	Acer circinatum	dec *, L
Box elder	Acer negundo ssp. californicum	dec, **, M
White alder	Alnus rhombifolia	dec, **, H
Buttonbush	Cephalanthus occidentalis	ev, **, H
Foothill ash	Fratinus dipetala	dec, **, H
Oregon ash	Fraxinus latifolia	dec, **, H
Sycamore	Platanus racemosa	dec, *, L
Cottonwood	Populus fremontii	dec, **, M
Valley oak	Quercus lobata	dec, **, L
Arroyo willow	Salix lasiolepis	dec, **, M
Dusky willow	Salix melanopsis	dec, **, H
Scouler's willow	Salix scouleriana	dec, **, H
California bay	Umbellularia californica	ev, **, M
Vines		
Pipevine	Aristolochia californica	dec, **, M
Wild rose	Rosa californica	dec, **, M
Thimbleberry	Rubus parviflorus	dec, **, M
Wild grape	Vitis californica	dec, **, H

dec = deciduous
ev = evergreen
* = native to northern California
** = native to local region
C = plant individually or in isolated clumps only
H = high flood tolerance
M = medium flood tolerance
L = low flood tolerance

Table 2
Recommended Nonnative Ornamental Plants for Use in Landscaped Open Space

Common Name	Botanical Name	Remarks
Trees		
Strawberry tree	Arbutus unedo	ev
Russian olive	Elaeagnus angustifolia	ev
Flowering apple	Malus species	dec
Olive	Olea europea	ev
Italian stone pine	Pinus pinea	ev, C
Chinese pistache	Pistacia chinensis	dec
Plane tree	Platanus occidentalis	dec
Poplar varieties	Populus species	dec
Carolina laurel	Prunus caroliniana	ev
Flowering cherry, peach, and plum	Prunus species	dec
Holly oak	Quercus ilex	ev
Cork oak	Quercus suber	ev
Shrubs		
Rockrose	Cistus species	ev
Cotoneaster (low-growing)	Cotoneaster species	ev
Hakea	Hakea species	ev
Hypericum	Hypericum beanii	ev
Penstemon	Penstemon species	per
Pittosporum	Pittosporum eugenioides	ev
Pittosporum	Pittosporum tenuifolium	ev
Santolina	Santolina species	ev
Sage	Salvia species	per

dec = deciduous
ev = evergreen
per = perennial
C = plant individually or in isolated clumps only

Table 3
Prohibited Species: To Avoid in Landscaped Open Space or Revegetation Planting Areas

Common Name	Botanical Name	Problem Code
Acacia	Acacia species	1, 2, 3
Chamise*	Adenostoma fasciculatum*	1, 2, 3
California sagebrush*	Artemisia californica*	1
Cedar*	Cedrus species*	1
Pampas grass	Cortaderia jubata	1, 3
Cypress*	Cupressus species*	1
French broom	Cytisus monospessulanus	1, 2, 3
Easter broom	Cytisus racemosus	1, 2, 3
Scotch broom	Cytisus scoparius	1, 2, 3
Red gum	Eucalyptus camaldulensis	1, 3
Blue gum	Eucalyptus globulus	1, 3
Ribbon gum	Eucalyptus viminalis	1, 3
Juniper*	Juniperus species*	1
Pine	Pinus species	1
Black locust	Robinia pseudoacacia	3
Spanish broom	Spartium junceum	1, 2, 3
Athel tree	Tamarix aphylla	1, 3

Code:
1 = flammable
2 = invades dry sites
3 = invades moist sites
* = California natives included

APPENDIX D.
GUIDELINES FOR EROSION CONTROL PLANTINGS

All erosion control plantings and open space plantings will be coordinated with the El Dorado County Resource Conservation District. Seeded species for erosion control should be dominated by those species listed in Table 4 and should not include the prohibited species listed in Table 5.

1. Grass mixes will be 25 percent annuals and 75 percent perennials by weight.
2. Seeding will be done so that germination will occur prior to erosion. Areas disturbed which cannot meet the above criteria will be covered with uncut straw mulch at 4,000 pounds per acre to protect the soil that winter. Seeding will be required the following year.
3. Legume seed will not be hydraulically applied (hydroseeded).
4. Preference should be given to perennial grasses that remain green and somewhat moist into the dry season.
5. Mowing of perennial grass-seeded areas will be timed to promote perennial over annual grass establishment.
6. Surface mulching will be done according to the choices listed in Table 6.
7. Wind-blown straw and fiber can be held in place with water or a weak asphalt emulsion. June netting can also be used.
8. Uncut, seedless straw is preferable to cut straw or wood fiber mulch as a surface erosion mulch. Very steep or rocky sites may require hydraulic application of wood fiber with a tackifier.

Table 4
Recommended Species for Erosion Control Seeding and Cover Crops

Common Name	Botanical Name	lbs/acre Applied PLS*	Growth Rate
Annual Grasses			
'Blando' brome	Bromus mollis	15-50	fast
'Panoche' red brome	Bromus rubens	10-20	fast
'Zorro' annual fescue	Vulpia myuros [Festuca megalura]	10-20	fast
Perennial Grasses			
'Nordon' crested wheatgrass	Agropyron desertorum	20-40	slow
'Tegmar' intermediate wheatgrass	Agropyron intermedium	20-40	slow
'Luna' pubescent wheatgrass	Agropyron trichophorum	20-40	slow
Creeping red fescue	Festuca rubra	20-40	medium
Perennial ryegrass	Lolium perenne	20-40	medium
Smilo	Oryzopsis miliacea	10-20	slow
Legumes			
Narrowleaf trefoil	Lotus tenuis	20-30	
Sky lupine	Lupinus nanus	5-20	
Foothill lupine	Lupinus vallicola	5-20	
Rose clover	Trifolium hirtum	20-30	
Crimson clover	Trifolium incarnatum	20-30	
Subclover	Trifolium subterraneum	20-30	
Flowers			
White yarrow	Achillea millefolium	5-20	
Sulphur flower	Eriogonum umbellatum	10-20	slow
California poppy	Eschscholtzia californica	5-20	slow

*PLS = Pure Live Seed (% germination × % purity of seed batch)

Table 5
Prohibited Species: To Avoid in Erosion Control Seed Mixes Due to Flammability and/or Invasiveness

Common Name	Botanical Name	Problem Code
Tall wheatgrass	Agropyron elongatum	1
Quail bush	Atriplex lentiformis	1
Coyote bush	Baccharis pilularis var. consanguinia	1, 2
Soft chess	Bromus mollis	1
also 'Blanda' brome	Bromus mollis	1
Bermuda grass	Cynodon dactylon	2, 3
Broom (French, Spanish, etc.)	Cytissus species	1, 2, 3
Common buckwheat	Eriogonum fasciculatum	1
Tall fescue	Festuca arundinacea	1
Barley	Hordeum vulgae	1
Annual ryegrass	Lolium multiflorum	1, 3
Fountain grass	Pennisetum species	1, 2
Perlagrass	Phalaris tuberosa var. hirtiglumis	1, 3
Lana wooly vetch	Vicia dasycarpa	1, 2, 3
Vetch (purple, milk, etc.)	Vicia species	1, 2, 3

Code:
1 = flammable
2 = invades dry sites
3 = invades moist sites

Table 6
Recommended Erosion Control Mulches and Fertilizers

Mulch	Application Method	Rate (lb/ac)
Straw, uncut and seedless	Manually from bales	Steep slopes—4,000
Straw, uncut and seedless	Manually from bales	Gradual slopes—2,000
Wood fiber	Hydraulic spray	Steep slopes—3,000
Wood fiber	Hydraulic spray	Gradual slopes—1,500
Jute plus straw (for severe sites)	Manually with jute stapled over straw	Steep slopes—3,000
Straw crimped into soil	Mechanical crimper	Steep slopes—8,000

Fertilizer	Purpose	Rate (lb/ac)
16-20-0-12 Ammonium phosphate-sulfate	for grasses	500
Nitrogen (in any form)	for grasses	80
Super phosphate (do **not** include nitrogen)	for legumes	200
Sulphur (if deficient in soil or to raise pH)	for grasses and legumes	depends on soil

Table 7
Commonly Used Ornamental Species Not Appropriate to the Site (Use Sparingly or Not at All)

Common Name	Botanical Name
Trees	
Japanese silk tree	Albizia julibrissin
Hackberry	Celtis species
Ginko	Ginko biloba
Honey locust	Gleditsia species
Crape myrtle	Lagerstroemia indica
Privet	Ligustrum species
Tulip tree	Liriodendron tulipifera
Magnolia	Magnolia species
Mulberry	Morus alba
Purple leaf plum	Prunus cerasifera varieties
Weeping willow	Salix babylonica
Coast redwood	Sequoia sempervirens
Littleleaf linden	Tilia cordata
Shrubs	
Abelia	Abelia species
Ivy (evergreen)	Hedera species
Privet	Ligustrum species
Oleander	Nerium oleander
English laurel	Prunus laurocerasus
Pyracantha or firethorn	Pyracantha species
Yew	Taxus species
Viburnum	Viburnum species
Periwinkle	Vinca species

APPENDIX E.
OAK TREE PROTECTION DIAGRAM

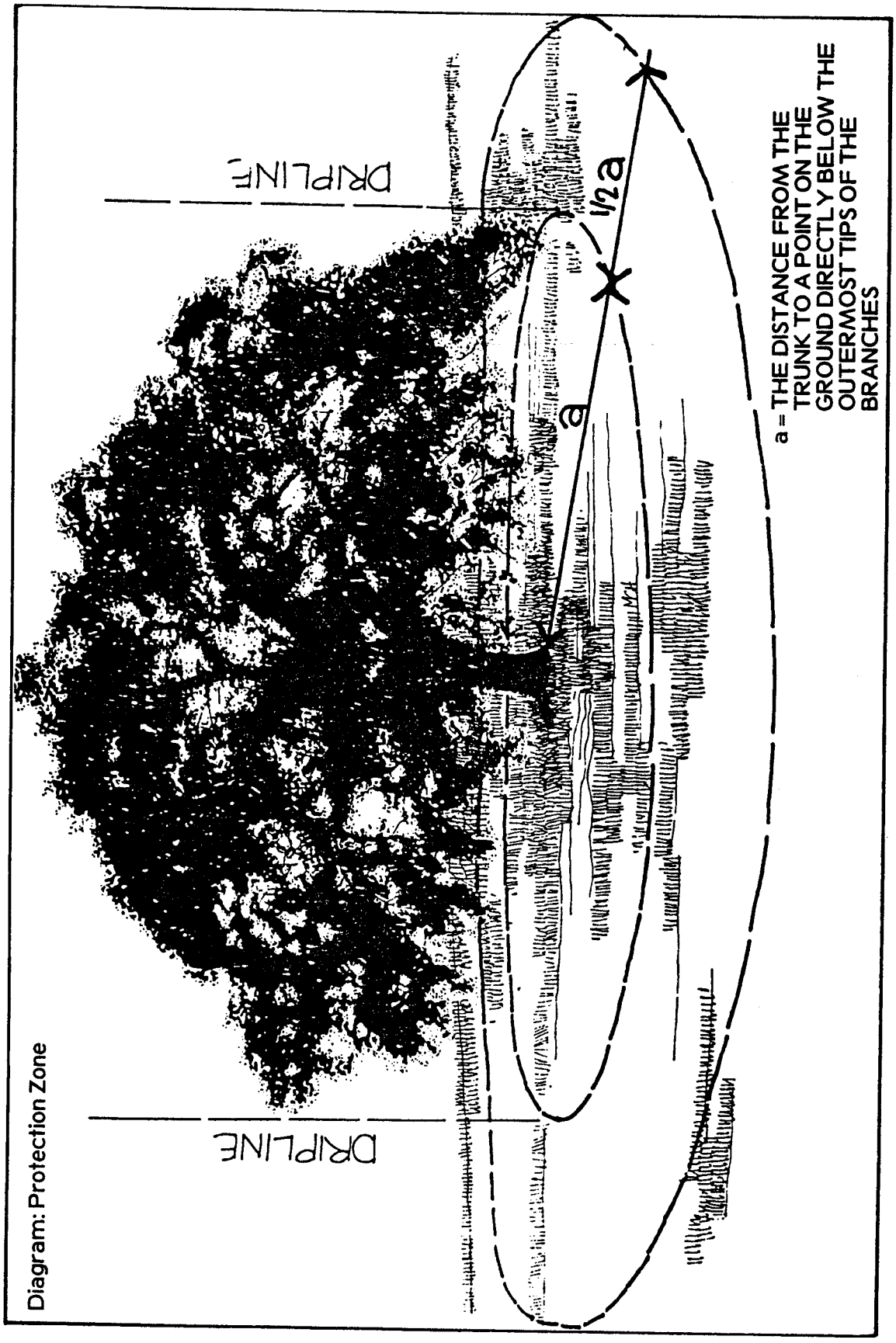
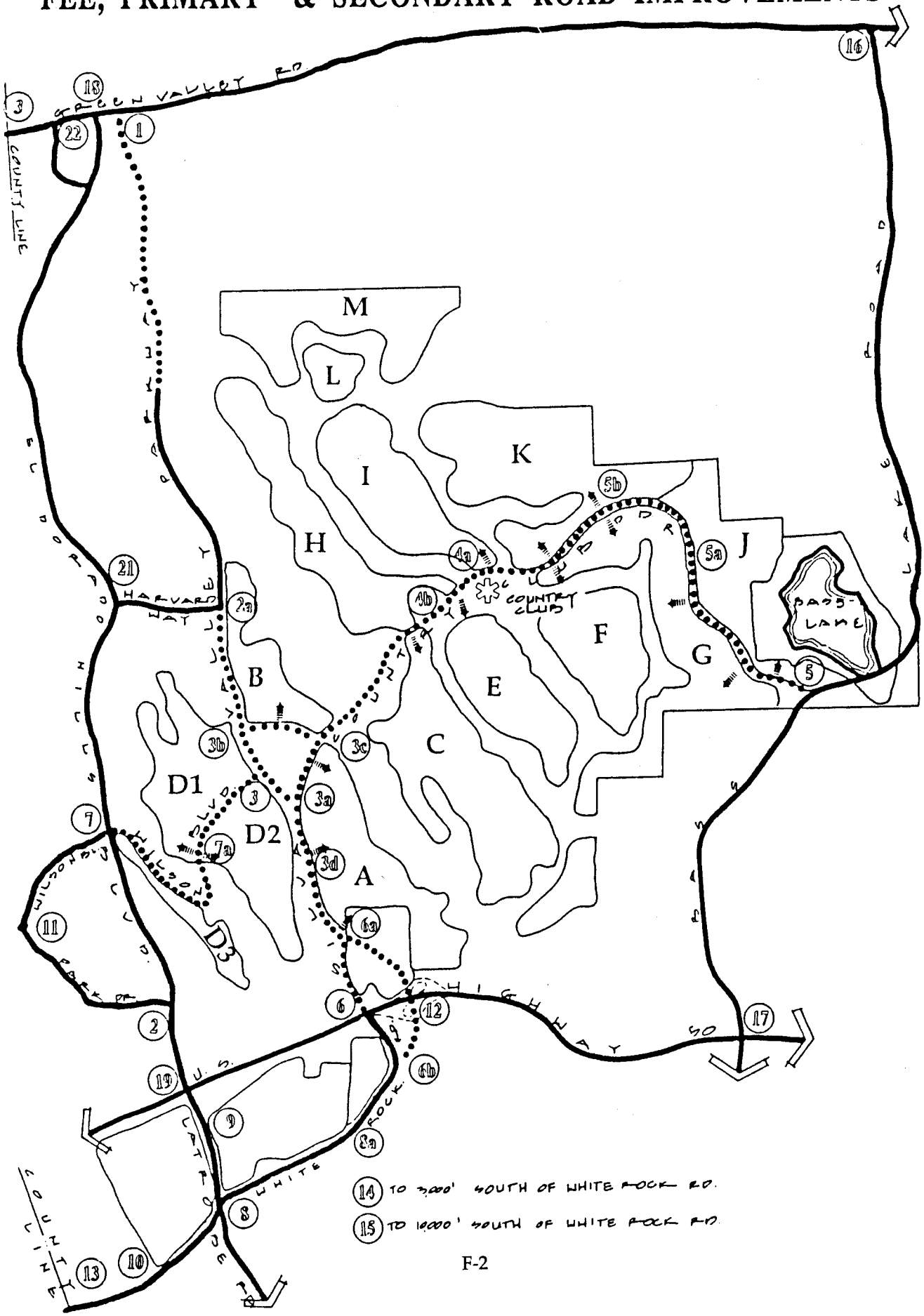


Diagram: Protection Zone

APPENDIX F.
PRIMARY ROAD IMPROVEMENTS

REF	ROADWAY	LOCATION	LENGTH	DESCRIPTION	TRIGGER	TYPE
1	Silva Valley Parkway	2a to 3	3,500	0 to 2 lanes	Start of Villages B & D-1	Primary
1	Silva Valley at Harvard	2a		Signalize	Start of Villages B & D-1	Primary
2	Village Green North	3b to 3c	1,700	0 to 2 lanes	After 75% of Village B	Primary
2	Silva Valley at Village Green North	3b		Signalize	After 75% of Village B	Primary
3	Wilson Boulevard	3 to 7a	2,500	0 to 2 lanes	After 75% of D-1 or start of D-2	Primary
3	Wilson Boulevard at Silva Valley	3		Signalize	After 75% of D-1 or start of D-2	Primary
4	Wilson Boulevard	7a to 7	3,500	0 to 2 lanes	Start of D-2	Primary
5	Silva Valley Parkway	3 to 3d	2,200	0 to 2 lanes	North 300 units of A	Primary
5	Country Club Boulevard	3a to 3c	1,800	0 to 2 lanes	North 300 units of A	Primary
5	Silva Valley at Country Club	3a		Signalize	North 300 units of A	Primary
5	Country Club at Village Green	3c		Signalize	North 300 units of A	Primary
6	Silva Valley Parkway	3d to 6a	2,400	0 to 2 lanes	South 300 units of A or Level C at 7	Primary
6	Country Club Boulevard	3c to 4b	3,825	0 to 2 lanes	Start of Villages H or C	Primary
6	Country Club Boulevard	4b to 4a	1,000	0 to 2 lanes	Start of Villages I or E	Primary
7	Country Club Boulevard	5 to 5a	4,000	0 to 2 lanes	Up to 1,500 DU's in Vil G, J, F, or K	Primary
7	Country Club Boulevard at Bass Lake	5		Signalize	Up to 1,500 DU's in Vil G, J, F, or K	Primary
8	Country Club Boulevard	5a to 5b	2,500	0 to 2 lanes	Develop K & F	Primary
9	Country Club Boulevard	5b to 4a	3,000	0 to 2 lanes	Over 1,500 DU's	Primary
		Total	31,925			

EL DORADO HILLS
EL DORADO COUNTY, CA
SPECIFIC PLAN
FEE, PRIMARY & SECONDARY ROAD IMPROVEMENTS

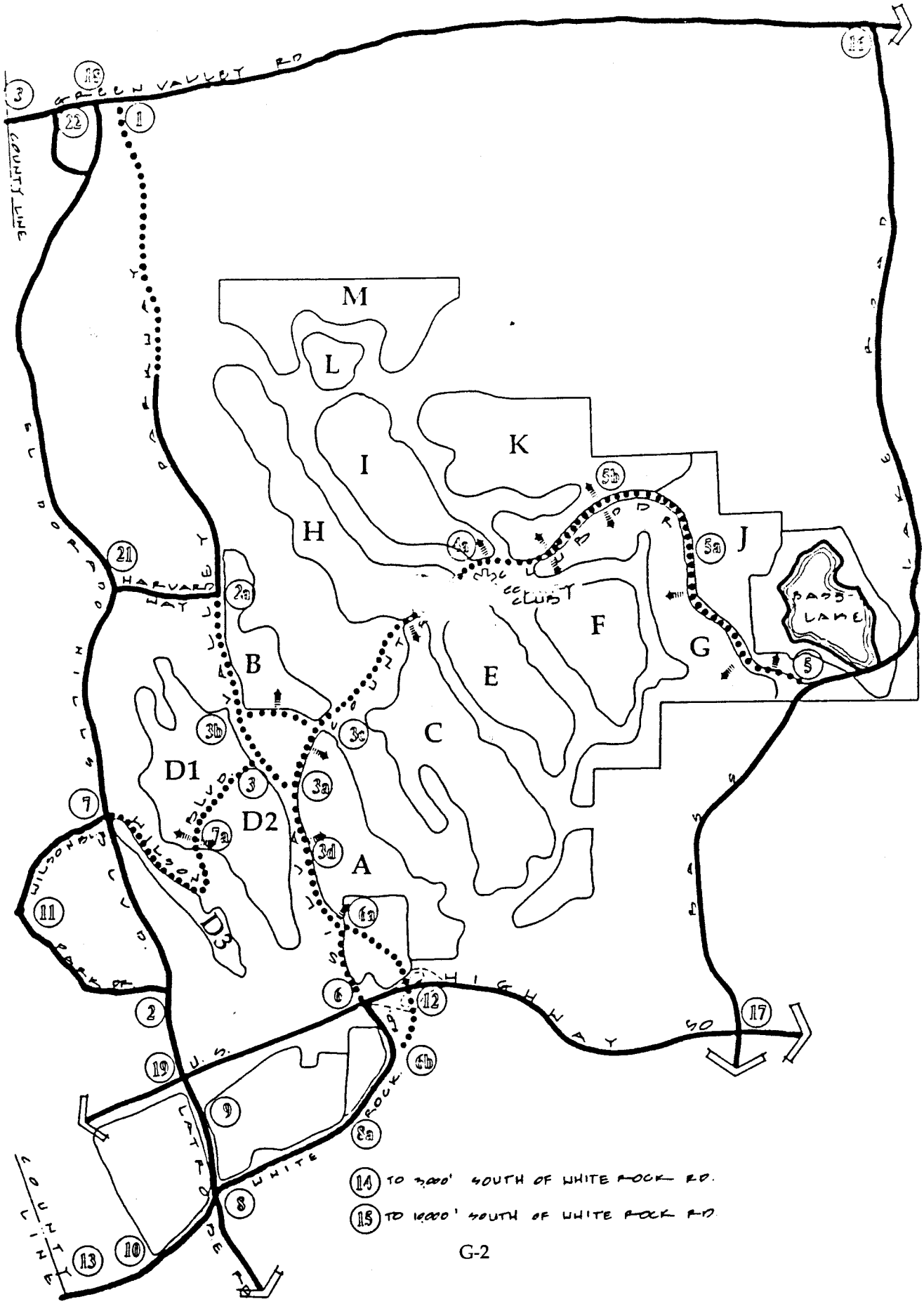


APPENDIX G.
SECONDARY ROAD IMPROVEMENTS

REF	ROADWAY	LOCATION	LENGTH	DESCRIPTION	TRIGGER	TYPE
1	Latrobe Road at White Rock Road	8		Signalize	Development in Village T or U	Secondary
2	White Rock Road	8 to 10	2,100	Upgrade 2 lanes	Development in Village U	Secondary
3	Silva Valley Road	2a to 6a	8,100	2 to 4 lanes (D)	Los .75 or Silva Valley interchange	Secondary
4	Country Club Boulevard	3a to 5	16,125	2 to 4 lanes (U)	Los .75	Secondary
5	Latrobe Road	8 to 9	2,000	2 to 4 lanes (D)	Silva Valley interchange	Secondary
5	White Rock Road	8 to 6b	5,000	2 to 4 lanes (D)	Silva Valley interchange	Secondary
6	Silva Valley Parkway	6a to 6	1,000	0 to 2 lanes	South 300 units of A or Los .75 at 7	Secondary
6	Silva Valley Parkway	6 to 6b	1,400	Upgrade 2 lanes	South 300 units of A or Los .75 at 7	Secondary
6	White Rock Road	*6b to 8a		Upgrade 2 lanes	South 300 units of A or Los .75 at 7	Secondary
7	White Rock Road	*8a to 8		Upgrade 2 lanes	Development in Village T or with 6b to 8a	Secondary
		Total	35,725			

*6b to 8a and 8a to B included in 8 to 6b.

EL DORADO HILLS
EL DORADO COUNTY, CA
SPECIFIC PLAN
FEE, PRIMARY & SECONDARY ROAD IMPROVEMENTS



(14) TO 3,000' SOUTH OF WHITE ROCK RD.

(15) TO 10,000' SOUTH OF WHITE ROCK RD.